LOT 23
PT OR 1899/330
LANCEFORD PB 6/356

PLATT KEITH & MAGON
96095 GRAVEL CREEK DR
YULEE, FL 32097

2026

45-3N-28-121L-0023-0000

BUILDING CHARACTERISTICS

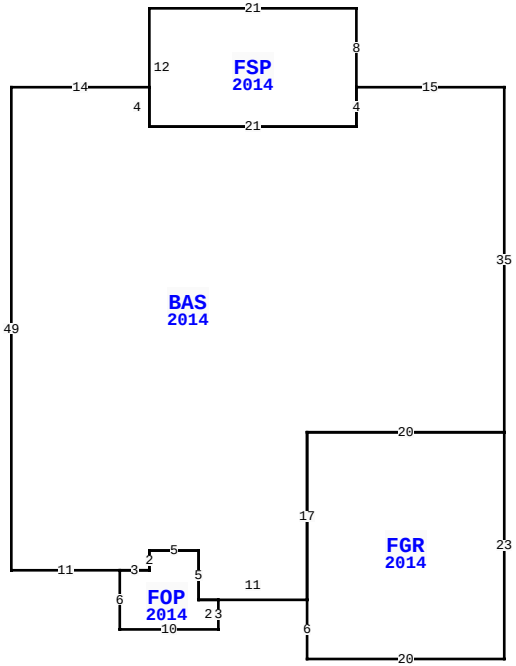
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	2014	2,109	257,724
FGR	460	55	2014	253	30,917
FOP	64	30	2014	19	2,322
FSP	252	40	2014	101	12,342
TOTALS	2,885			2,482	303,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,482	95.8176	133.19	330,578	2014	2014	0	0	0	8.25	91.75

1 SNGL FAM 100% - 2015 Heated Area: 2109 HX Base Yr 2015



96095 GRAVEL CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,305
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		428,305
SOH/AGL Deduction		184,915
ASSESSED VALUE		243,390
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,979
TOTAL JUST VALUE		428,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428369	CO ISSUED	0	06/20/2014
B1428369	NEW CONSTR	244,308	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1899/0330	1/23/2014	WD	Q	V	01	38,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: PLATT KEITH & MAGON						
1153/1495	7/15/2003	WD	U	V	19	306,000
GRANTOR: BLACKROCK DEVELOPMENT						
GRANTEE: ARNETT PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2014] N8 W21 S12 E21 N4 $ S4 W21 N4 W14 S49 E11 FOP=[YR=2014] S6 E10 N3 W2 N5 W5 S2 W3 $ E3 N2 E5 S5 E11 FGR=[YR=2014] S6 E20 N23 W20 S17 $ N17 E20 N35 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS