LOT 24
LANCEFORD PB 6/356

PYN WILBUR W & DELIA
96077 GRAVEL CREEK DR
YULEE, FL 32097

2026

45-3N-28-121L-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

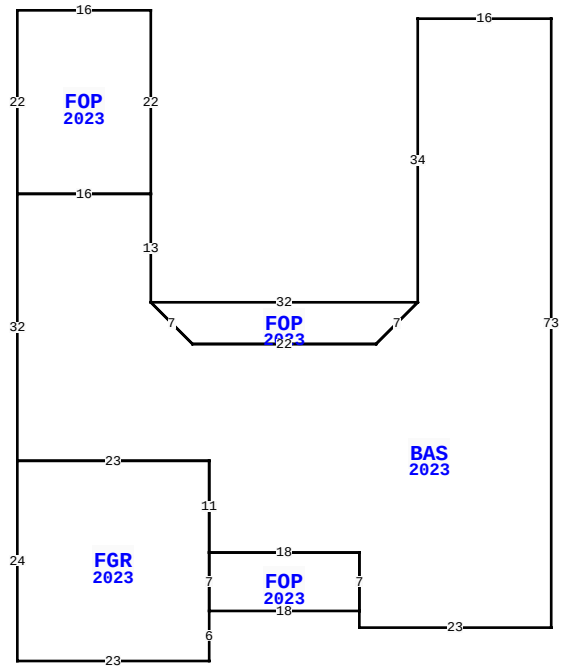
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,491	100	2023	2,491	331,679
FGR	552	55	2023	304	40,478
FOP	126	30	2023	38	5,060
FOP	135	30	2023	40	5,326
FOP	352	30	2023	106	14,114
TOTALS	3,656			2,979	396,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,979	96.2748	133.82	398,650	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2491 HX Base Yr 2024



96077 GRAVEL CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		421,259
TOTAL MARKET OB/XF VALUE		71,249
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		617,508
SOH/AGL Deduction		0
ASSESSED VALUE		617,508
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		566,097
TOTAL JUST VALUE		617,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230005672			05/02/2023
2300373	ADDITION	79,776	01/10/2023
22009886	SCRN ENCL	6,900	06/28/2022
22007689	SWIM POOL	68,112	05/17/2022
22003548	NEW CONSTR	407,851	03/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/0885	10/22/2020	WD	Q	V	01	77,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: PYN WILBUR W & DELI						
1153/1495	7/15/2003	WD	U	V	19	306,000
GRANTOR: BLACKROCK DEVELOPMENT						
GRANTEE: ARNETT PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W16 S34 D5L5 W22 U5L5 N13 W16 S32 E23 S11 E18 S7 S2 E23 N73 $
FOP=[YR=2023;ORIG=42,9] W16 S22 E16 N22 $
FOP=[YR=2023;ORIG=42,44] E32 D5L5 W22 U5L5 $
FGR=[YR=2023;ORIG=26,63] E23 S11 S7 S6 W23 N24 $
FOP=[YR=2023;ORIG=49,74] E18 S7 W18 N7 $
.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2023	2023	04	100	50,000	
5	0912	SCRN RM G	0	100	34	32	1,088.00	SF	21.00	21.00	100	2023	2023		93	21,249	

LAND DESCRIPTION

TOTAL OB/XF 71,249

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 06/23/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

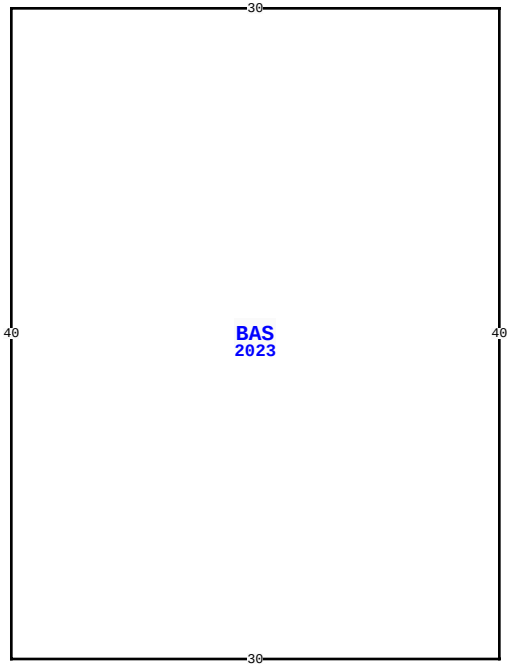
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2023	1,200	24,602
TOTALS	1,200			1,200	24,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	53.6360	20.92	25,104	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 1200 HX Base Yr 2024



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GRANTEE: ARNETT PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

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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

REVIEW DATE 06/23/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS