LOT 26
IN OR 1663/1858
LANCEFORD PB 6/356

CANNONE BRANDEN M & NANCY E
96039 GRAVEL CREEK DR
YULEE, FL 32097

2026

45-3N-28-121L-0026-0000

BUILDING CHARACTERISTICS

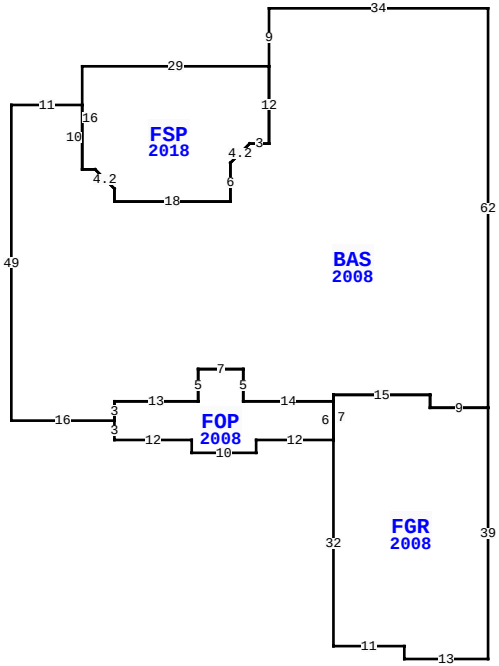
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	3,556	100	2008	3,556	398,240
FGR	944	55	2008	519	58,123
FOP	259	30	2008	78	8,735
FSP	539	40	2018	216	24,190
TOTALS	5,298			4,369	489,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,369	86.7240	120.55	526,683	2008	2010	0	0	0	7.10	92.90

1 SNGL FAM 100% - 2010 Heated Area: 3556 HX Base Yr 2010



96039 GRAVEL CREEK DR, YULEE

BLD DATE	12/28/2007 RK	LGL DATE	05/06/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		489,289
TOTAL MARKET OB/XF VALUE		45,650
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		659,939
SOH/AGL Deduction		344,139
ASSESSED VALUE		315,800
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,389
TOTAL JUST VALUE		659,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		710,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009444	REPAIR/RRF	34,722	11/01/2020
B20512	SWIM POOL	30,000	09/01/2007
C19654	CO ISSUED	400,000	03/01/2007
B19654	NEW CONSTR	400,000	03/01/2007
E18950	ELEC OTHER	1,800	03/01/2007
M12794	MECH OTHER	0	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1663/1858	12/31/2009	QC	U	I	11	75,000
GRANTOR: CANNONE BRANDON						
GRANTEE: CANNONE BRANDON M &						
1256/0711	9/01/2004	WD	Q	V		51,000
GRANTOR: BOYLE RICHARD M & MAR						
GRANTEE: CANNONE BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W34 S9 FSP=[YR=2018] W29 S16 E2 D3 R3 S2 E18 N6 U3 R3 E3 N12$ S12 W3 D3 L3 S6 W18 N2 U3 L3 W2 N10 W11 S49 E16 FOP=[YR=2008] S3 E12 S2 E10 N2 E12 FGR=[YR=2008] S32 E11 S2 E13 N39 W9 N2 W15 S7 $ N6 W14 N5 W7 S5 W13 S3 $ N3 E13 N5 E7 S5 E14 N1 E15 S2 E9 N62 $.

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	2007	2007	04	85	42,500	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 45,650

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