LOT 601
HERON ISLES #2 PB 7/218

BROWN VIVIAN IRENE &/COLEMAN JERRY LEE LEWIS
96025 GRAYLON DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0601-0000

BUILDING CHARACTERISTICS

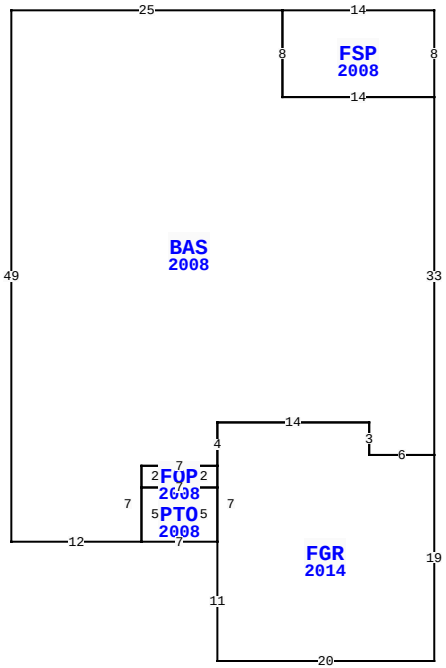
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	1,548	156,097
FGR	422	55	232	23,394
FOP	14	30	4	403
FSP	112	40	45	4,538
PTO	35	5	2	202
TOTALS	2,131		1,831	184,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	118.3600	106.82	195,587	2008	2010	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2015 Heated Area: 1548 HX Base Yr 2015



96025 GRAYLON DR, YULEE

BLD DATE			LGL DATE
XF DATE	12/11/2008	RK	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		184,634
TOTAL MARKET OB/XF VALUE		6,141
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		245,775
SOH/AGL Deduction		100,713
ASSESSED VALUE		145,062
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		90,062
TOTAL JUST VALUE		245,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007722	REPAIR/RRF	10,575	09/01/2020
B1429398	REMODEL	675	10/01/2014
M13412	H/AC	0	11/01/2007
E20061	NEW CONSTR	2,000	10/01/2007
B20546	NEW CONSTR	138,864	09/01/2007
P12733	OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0310	7/21/2022	WD	U	I	16	17,000
GRANTOR: BROWN VIVIAN IRENE						
GRANTEE: COLEMAN JERRY LEE L						
1931/0266	8/01/2014	WD	Q	I	01	143,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: BROWN VIVIAN IRENE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W14 BAS=[YR=2008] W25 S49 E12 PTO=[YR=2008] E7 FGR=[YR=2014] S11 E20 N19 W6 N3 W14 S4 FOP=[YR=2008] S2 W7 N2 E7 $ S7$ N5 W7 S5 $ N7 E7 N4 E14 S3 E6 N33 W14 N8 $ S8 E14 N8 $.

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
1	0811	CONCRETE B	0	100	0	0	542.00	SF	5.20	5.20	100	2008	2008	3	90	2,537	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2014	2014	3	89	2,563	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	
4	0479	VF PICKET	0	100	0	0	87.00	LF	10.00	10.00	100	2014	2014	3	89	774	

LAND DESCRIPTION

TOTAL OB/XF 6,141

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/08/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS