LOT 630
HERON ISLES #2 PB 7/218

FLACK PATRICIA LEAH & SHAWN ANDREW
96245 GRAYLON DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0630-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

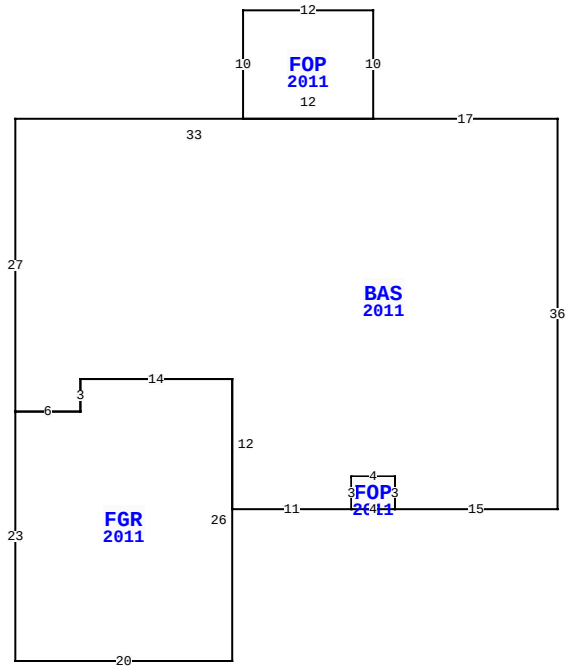
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,566	100	1,566	161,237
FGR	502	55	276	28,417
FOP	12	30	4	412
FOP	120	30	36	3,707
TOTALS	2,200		1,882	193,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,882	120.0892	108.38	203,971	2011	2011	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1566 HX Base Yr 2023



96245 GRAYLON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,772
TOTAL MARKET OB/XF VALUE		3,081
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		251,853
SOH/AGL Deduction		0
ASSESSED VALUE		251,853
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,853
TOTAL JUST VALUE		251,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24592	CO ISSUED	0	06/06/2011
B24592	NEW CONSTR	182,139	04/01/2011
E23385	NEW CONSTR	0	04/01/2011
M16140	H/AC	0	04/01/2011
P14720	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0318	10/26/2021	WD	Q	I	01	285,000
GRANTOR: COLSON HEATHER C & JO						
GRANTEE: FLACK PATRICIA LEAH						
1743/0892	6/10/2011	WD	Q	I	02	142,000
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: COLSON HEATHER C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 FOP=[YR=2011] N10 W12 S10 E12 $ W33 S27
FGR=[YR=2011] S23 E20 N26 W14 S3 W6$ E6 N3 E14 S12 E11
FOP=[YR=2011] E4 N3 W4 S3 $ N3 E4 S3 E15 N36 $.

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	637.00	SF	5.20	5.20	100	2011	2011	3	93	3,081	

LAND DESCRIPTION

TOTAL OB/XF 3,081

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	SFR	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 08/09/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS