LOT 633
IN OR 1851/1128
HERON ISLES #2 PB 7/218

PERRY NOELLE RENEE
96208 GRAYLON DR
YULEE, FL 32097

2023

37-3N-28-0740-0633-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

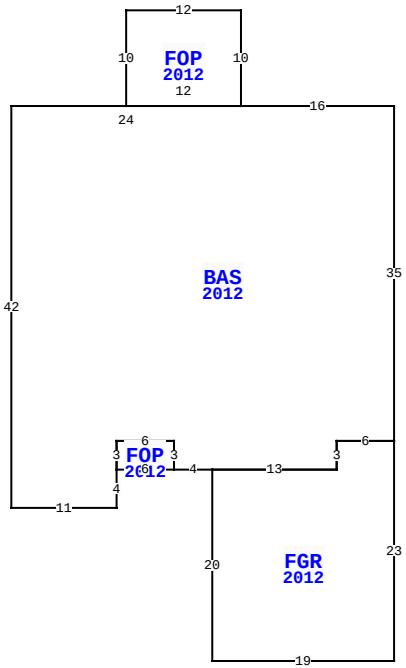
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,528	100	1,528	170,390
FGR	398	55	219	24,421
FOP	18	30	5	558
FOP	120	30	36	4,014
TOTALS	2,064		1,788	199,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,788	129.5800	116.95	209,107	2012	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2014 Heated Area: 1528 HX Base Yr 2014



96208 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		199,384
TOTAL MARKET OB/XF VALUE		3,568
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		257,952
SOH/AGL Deduction		119,755
ASSESSED VALUE		138,197
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,197
TOTAL JUST VALUE		257,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226326	CO ISSUED	0	11/26/2012
E1225468	NEW CONSTR	0	10/01/2012
B26326	NEW CONSTR	175,705	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1938/1388	9/09/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: PERRY NOELLE RENEE						
1851/1128	4/16/2013	WD	Q	I	02	150,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PERRY NOELLE RENEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W16 FOP=[YR=2012] N10 W12 S10 E12 $ W24 S42 E11 N4 FOP=[YR=2012] E6 N3 W6 S3 $ N3 E6S3 E4 FGR=[YR=2012] S20 E19 N23 W6 S3 W13 $ E13 N3 E6 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
1	0811	CONCRETE B	0	100	0	0	730.00	SF	5.20	5.20	100	2012	2012	3	94	3,568	

LAND DESCRIPTION

TOTAL OB/XF 3,568

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 11/29/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS