LOT 638
IN OR 1746/1344
HERON ISLES #2 PB 7/218

SAULS CAROLYN L
96156 GRAYLON DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0638-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

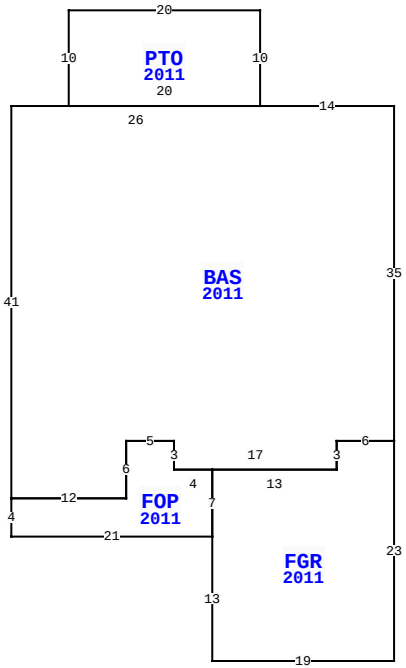
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,523	100	1,523	165,287
FGR	398	55	219	23,768
FOP	126	30	38	4,124
PTO	200	5	10	1,086
TOTALS	2,247		1,790	194,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,790	126.7200	114.36	204,704	2011	2011	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2012 Heated Area: 1523 HX Base Yr 2012



96156 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		194,264
TOTAL MARKET OB/XF VALUE		2,926
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		252,190
SOH/AGL Deduction		127,415
ASSESSED VALUE		124,775
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,775
TOTAL JUST VALUE		252,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24259	CO ISSUED	0	03/24/2011
M15918	H/AC	0	02/01/2011
E23215	NEW CONSTR	0	01/01/2011
P14595	NEW CONSTR	0	01/01/2011
B24259	NEW CONSTR	176,232	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/1344	6/30/2011	WD	Q	I	01	142,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SAULS CAROLYN L						
1714/1452	12/10/2010	WD	U	V	30	108,300
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 PTO=[YR=2011] N10 W20 S10 E20 $ W26 S41
FOP=[YR=2011] S4 E21 FGR=[YR=2011] S13 E19 N23 W6 S3 W13 S7
$ N7 W4 N3 W5 S6 W12 $ E12 N6 E5 S3 E17 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	605.00	SF	5.20	5.20	100	2011	2011	3	93	2,926	

LAND DESCRIPTION

TOTAL OB/XF 2,926

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