

LOT 530
HERON ISLES PHASE TWO C-1
PBK 8/77

VAN RAVESTEIN JENNY R & DERRICK L
95844 GRAYLON DRIVE
YULEE, FL 32097

2023

37-3N-28-0741-0530-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	05	AVERAGE 70	0900	01	2,028	98.8722	117.41	238,107	2015	2015	0	0	0	3.15	96.85	VALUATION BY STANDARD												
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2021													Heated Area: 1698												
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2021												
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	01	Quality Level 01																										
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	1,698	100	1,698	193,082																								
FGR	492	55	271	30,816																								
FOP	37	30	11	1,251																								
FSP	120	40	48	5,458																								
TOTALS	2,347		2,028	230,607																								
EXTRA FEATURES															95844 GRAYLON DR, YULEE													
L N	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	612.00	SF	5.20	5.20	100	2015	2015	3	96	3,055												
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2015	2015	3	90	2,880												
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2015	2015	3	81	21,481												
4	0855	CONC PAVER	0	100	0	0	304.00	SF	10.00	10.00	100	2015	2015	3	96	2,918												
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270												
6	0479	VF PICKET	0	100	0	0	50.00	LF	10.00	10.00	100	2015	2015	3	90	450												
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270												
TOTAL OB/XF															31,324													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000											
REVIEW DATE 07/16/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																												