LOT 533
HERON ISLES PHASE TWO C-1
PBK 8/77

BRUCE DAVID A & HALEE M
96129 STONEY DR
FERNANDINA BEACH, FL 32034

2023

37-3N-28-0741-0533-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

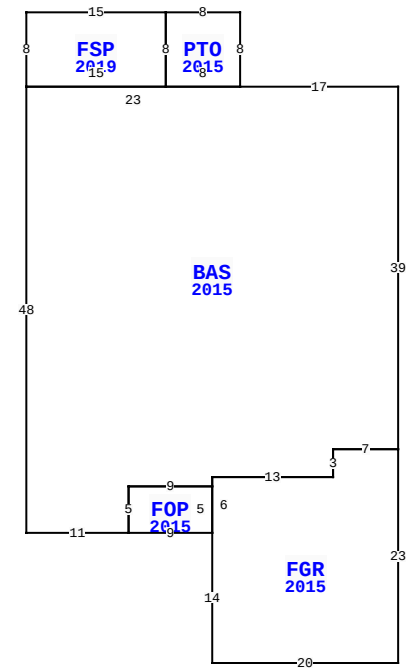
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,734	100	1,734	200,871
FGR	421	55	232	26,876
FOP	45	30	14	1,622
FSP	120	40	48	5,560
PTO	64	5	3	348
TOTALS	2,384		2,031	235,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,031	100.7244	119.61	242,928	2015	2015	0	0	0	3.15	96.85

1 SNGL FAM – 0% - 0 Heated Area: 1734 HX Base Yr



95872 GRAYLON DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	235,276
TOTAL MARKET OB/XF VALUE	7,417
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	297,693
SOH/AGL Deduction	62,807
ASSESSED VALUE	234,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,886
TOTAL JUST VALUE	297,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530509	NEW CONSTR	216,637	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/1372	11/12/2019	WD	Q	I	01	232,000
GRANTOR: NICHOLS DEREK G & JES						
GRANTEE: BRUCE DAVID A & HAL						
2012/1731	11/03/2015	WD	Q	I	01	183,700
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: NICHOLS DEREK G & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 PTO=[YR=2015] N8 W8 FSP=[YR=2019] W15 S8 E15 N8$ S8 E8$ W23 S48 E11 FOP=[YR=2015] E9 FGR=[YR=2015] S14 E20 N23 W7 S3 W13 S6$ N5 W9 S5$ N5 E9 N1 E13 N3 E7 N39$.

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	0810	CONCRETE A	0	0	0	0	649.00	SF	6.50	6.50	100	2015	2015	3	96	4,050	
2	0476	VF 6 SBPL	0	0	0	0	80.00	LF	32.00	32.00	100	2016	2016	3	92	2,355	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
4	0479	VF PICKET	0	0	0	0	50.00	LF	10.00	10.00	100	2016	2016	3	92	460	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 7,417

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS