LOT 534
IN OR 1975/973
HERON ISLES PHASE TWO C-1

ALVAR FL LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

2023

37-3N-28-0741-0534-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

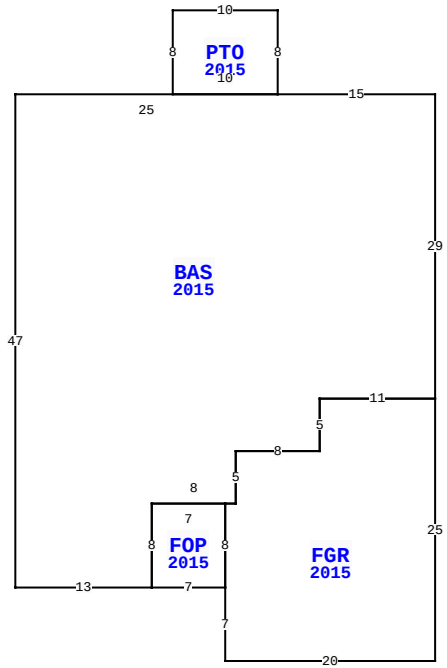
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,514	100	1,514	171,075
FGR	450	55	248	28,023
FOP	56	30	17	1,921
PTO	80	5	4	452
TOTALS	2,100		1,783	201,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,783	98.1000	116.49	207,702	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 1514 HX Base Yr



95886 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	201,471
TOTAL MARKET OB/XF VALUE	3,472
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	259,943
SOH/AGL Deduction	53,967
ASSESSED VALUE	205,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,976
TOTAL JUST VALUE	259,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530409	CO ISSUED	0	08/28/2015
B1530409	NEW CONSTR	193,047	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1975/0973	4/09/2015	WD	Q	V	01	30,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: ALVAR FL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 PTO=[YR=2015] N8 W10 S8 E10$ W25 S47 E13
FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N25 W11 S5 W8 S5 W1
S8$ N8 W7 S8$ N8 E8 N5 E8 N5 E11 N29$.

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	18	3	54.00	SF	6.50	6.50	100	2015	2015	3	96	337	
2	0811	CONCRETE B	0	0	0	0	628.00	SF	5.20	5.20	100	2015	2015	3	96	3,135	

LAND DESCRIPTION

TOTAL OB/XF 3,472

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