LOT 536
HERON ISLES PHASE TWO C-1
PBK 8/77

FRENCH JUDITH A
95914 GRAYLON DRIVE
YULEE, FL 32097

2023

37-3N-28-0741-0536-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

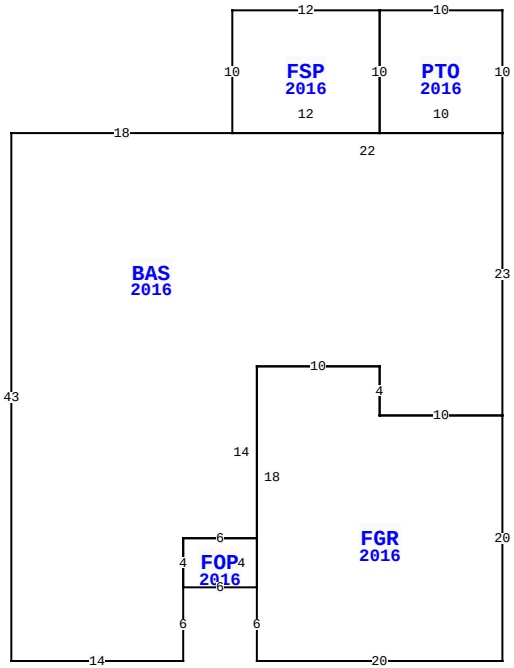
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,220	100	1,220	148,376
FGR	440	55	242	29,432
FOP	24	30	7	852
FSP	120	40	48	5,838
PTO	100	5	5	608
TOTALS	1,904		1,522	185,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,522	105.2028	124.93	190,143	2016	2016	0	0	0	2.65	97.35

1 SNGL FAM – 100% - 2022 Heated Area: 1220 HX Base Yr 2022



95914 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		185,104
TOTAL MARKET OB/XF VALUE		4,054
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		244,158
SOH/AGL Deduction		40,502
ASSESSED VALUE		203,656
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,656
TOTAL JUST VALUE		244,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631634	CO ISSUED	0	05/27/2016
B1631634	NEW CONSTR	160,876	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0023	9/30/2021	WD	Q	I	01	289,000
GRANTOR: THOMAS ELENA S & DONA						
GRANTEE: FRENCH JUDITH A						
2015/0338	11/17/2015	WD	Q	V	01	35,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: THOMAS ELENA S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 FSP=[YR=2016] W12 S10 BAS=[YR=2016] W18 S43 E14 N6 FOP=[YR=2016] E6 FGR=[YR=2016] S6 E20 N20 W10 N4 W10 S18$ N4 W6 S4$ N4 E6 N14 E10 S4 E10 N23 W22$ E12 N10$ S10 E10 N10$.

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	100	16	3	48.00	SF	6.50	6.50	100	2016	2016	3	97	303	
2	0810	CONCRETE A	0	100	0	0	595.00	SF	6.50	6.50	100	2016	2016	3	97	3,751	

LAND DESCRIPTION

TOTAL OB/XF 4,054

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

REVIEW DATE 08/10/2016 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS