LOT 539
IN OR 1985/1353
HERON ISLES PHASE TWO C-1

MIXON JOSHUA R & MEGAN M
95938 GRAYLON DR
YULEE, FL 32097

2023

37-3N-28-0741-0539-0000

BUILDING CHARACTERISTICS

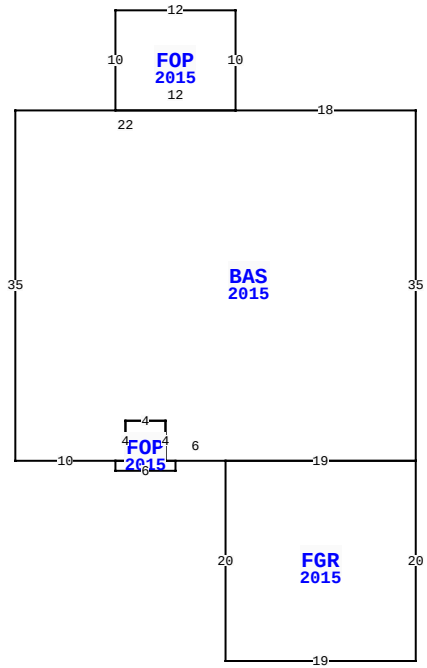
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,384	100	1,384	168,180
FGR	380	55	209	25,397
FOP	22	30	7	850
FOP	120	30	36	4,375
TOTALS	1,906		1,636	198,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,636	105.6618	125.47	205,269	2015	2015	0	0	0	3.15	96.85

1 SNGL FAM – 100% - 2016 Heated Area: 1384 HX Base Yr 2016



95938 GRAYLON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,803
TOTAL MARKET OB/XF VALUE		7,775
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		261,578
SOH/AGL Deduction		115,914
ASSESSED VALUE		145,664
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,664
TOTAL JUST VALUE		261,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529849	CO ISSUED	0	05/29/2015
B1529849	NEW CONSTR	168,617	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1985/1353	6/05/2015	WD	Q	I	01	149,471
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MIXON JOSHUA R & ME						
1950/0715	11/18/2014	WD	Q	V	05	60,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FOP=[YR=2015] N10 W12 S10 E12 $ W22 S35 E10 FOP=[YR=2015] S1 E6 N1 W1 N4 W4 S4 W1 $ E1 N4 E4 S4 E6 FGR=[YR=2015] S20 E19 N20 W19 $ E19 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	0810	CONCRETE A	0	100	0	0	612.00	SF	6.50	6.50	100	2015	2015	3	96	3,819	
2	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2016	2016	3	92	3,680	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 7,775

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

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