LOT 542
HERON ISLES PHASE TWO C-1
PBK 8/77

LEVY JACK
6130 LONG MEADOW RD
MCLEAN, VA 22101

2023

37-3N-28-0741-0542-0000

BUILDING CHARACTERISTICS

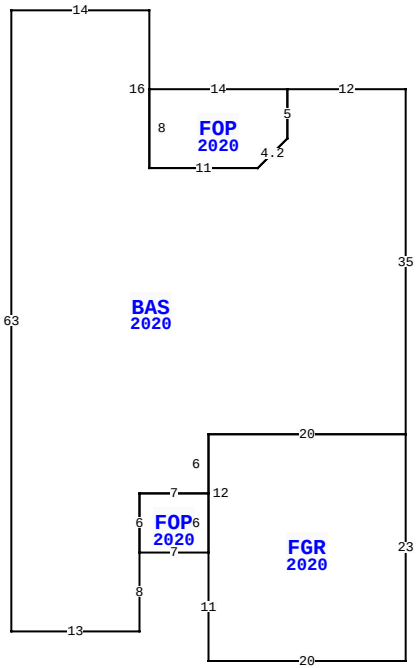
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,707	100	1,707	219,323
FGR	460	55	253	32,507
FOP	42	30	13	1,671
FOP	108	30	32	4,111
TOTALS	2,317		2,005	257,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,005	108.7408	129.13	258,906	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 1707 HX Base Yr



BLD DATE 03/03/2023 NW
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

95962 GRAYLON DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	257,611
TOTAL MARKET OB/XF VALUE	3,333
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	315,944
SOH/AGL Deduction	38,031
ASSESSED VALUE	277,913
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,913
TOTAL JUST VALUE	315,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007445	CO ISSUED	0	12/28/2020
B2007445	NEW CONSTR	235,128	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/1399	7/09/2021	WD	U	I	11	100
GRANTOR: CRAGER NATHAN D & ABI						
GRANTEE: LEVY JACK						
2492/1403	7/09/2021	WD	Q	I	01	291,000
GRANTOR: CRAGER NATHAN D & ABI						
GRANTEE: LEVY JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] W14 S8 E11 U3 R3 N5$ S5 L3 D3 W11 N16 W14 S63 E13 N8 FOP=[YR=2020] E7 FGR=[YR=2020] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 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	0	18	3	54.00	SF	6.50	6.50	100	2020	2020	3	99	347	
2	0810	CONCRETE A	0	0	0	0	464.00	SF	6.50	6.50	100	2020	2020	3	99	2,986	

LAND DESCRIPTION

TOTAL OB/XF 3,333

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

REVIEW DATE 12/23/2020 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS