LOT 547
HERON ISLES PHASE TWO C-1
PBK 8/77

BYRD DONNA FAMILY TRUST/BYRD DONNA SUE TRUSTEE
95961 GRAYLON DR
YULEE, FL 32097

2023

37-3N-28-0741-0547-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

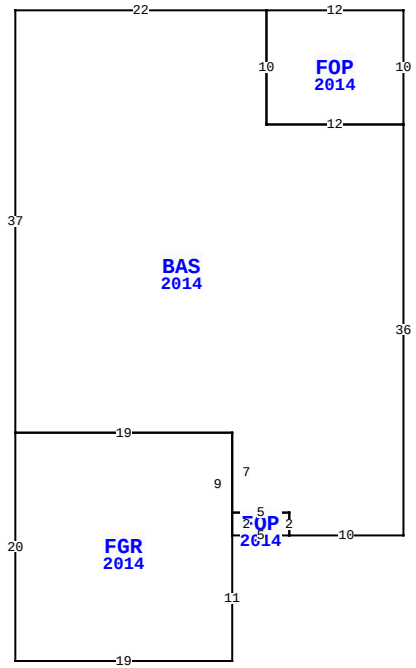
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,263	100	1,263	152,685
FGR	380	55	209	25,266
FOP	10	30	3	362
FOP	120	30	36	4,352
TOTALS	1,773		1,511	182,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,511	105.6618	125.47	189,585	2014	2014	0	0	0	3.65	96.35

1 SNGL FAM – 100% - 2016 Heated Area: 1263 HX Base Yr 2016



95961 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		182,665
TOTAL MARKET OB/XF VALUE		2,638
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		240,303
SOH/AGL Deduction		105,987
ASSESSED VALUE		134,316
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,316
TOTAL JUST VALUE		240,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429129	CO ISSUED	0	12/08/2014
B1429129	NEW CONSTR	157,282	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/0158	2/07/2023	WD	U	I	11	100
GRANTOR: BYRD DONNA S						
GRANTEE: BRYD DONNA FAMILY T						
1973/0808	4/03/2015	WD	Q	I	01	135,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BYRD DONNA S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W12 BAS=[YR=2014] W22 S37 FGR=[YR=2014] S20 E19 N11 FOP=[YR=2014] E5 N2 W5 S2 $ N9 W19 $ E19 S7 E5 S2 E10 N36 W12 N10 $ S10 E12 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	0811	CONCRETE B	0	100	0	0	534.00	SF	5.20	5.20	100	2014	2014	3	95	2,638	

LAND DESCRIPTION

TOTAL OB/XF 2,638

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 01/14/2020 BY TWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS