

LOT 550
IN OR 2059/362
HERON ISLES PHASE TWO C-1

FRANKLIN REBECCA J
95931 GRAYLON DR
YULEE, FL 32097

2023

37-3N-28-0741-0550-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 70								0900	01	2,020	100.4598	119.30	240,986	2016	2016	0	0	0	2.65	97.35	STANDARD																
Exterior Wall	16	WD FR STUC 30								1 SNGL FAM - 100% - 2018										Heated Area: 1749										HX Base Yr 2018									
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 70																																					
Interior Floor	11	CLAY TILE 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	1,749	100	1,749	203,127																																			
FGR	416	55	229	26,596																																			
FOP	28	30	8	929																																			
FOP	112	30	34	3,949																																			
TOTALS		2,305		2,020		234,600																																	
EXTRA FEATURES										95931 GRAYLON DR, YULEE																													
L N	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	14	3	42.00	SF	6.50	6.50	100	2016	2016	3	97	265																							
2	0810	CONCRETE A	0	100	0	0	584.00	SF	6.50	6.50	100	2016	2016	3	97	3,682																							
LAND DESCRIPTION										TOTAL OB/XF										3,947																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 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																																							