

LOT 530
HERON ISLES PHASE TWO C-1
PBK 8/77

VAN RAVESTEIN JENNY R & DERRICK L
95844 GRAYLON DRIVE
YULEE, FL 32097

2024

37-3N-28-0741-0530-0000



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	05	Quality Level 05
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	1,698	100	1,698	187,815
FGR	492	55	271	29,975
FOP	37	30	11	1,217
FSP	120	40	48	5,309
TOTALS	2,347		2,028	224,316

TOTALS		27,014	2,920	224,810			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0476	VF 6 SBPL	0	100	0	0	
3	0861	POOL GUNIT	0	100	0	0	
4	0855	CONC PAVER	0	100	0	0	
5	0470	VNYL GATE	0	100	0	0	
6	0479	VF PICKET	0	100	0	0	
7	0470	VNYL GATE	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	
REVIEW DATE			05/10/2020	FM 100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,028	120.8438	114.80	232,814	2015	2015	0	0	0	3.65	96.35	
1 SINGLE FAM - 100% - 2021 Heated Area: 1698 HX Base Yr 2021													
95844 GRAYLON DR, YULEE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 224,316													
TOTAL MARKET OB/XF VALUE 30,424													
TOTAL LAND VALUE - MARKET 55,000													
TOTAL MARKET VALUE 309,740													
SOH/AGL Deduction 79,788													
ASSESSED VALUE 229,952													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 179,952													
TOTAL JUST VALUE 309,740													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 316,931													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429676	CO ISSUED	0	05/08/2015
B1530057	SWIM POOL	15,000	03/01/2015
B1429676	NEW CONSTR	212,236	12/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2257/0492	2/19/2019	WD	Q	I	01	242,500			
GRANTOR: LEE ALAN T & VICTORIA									
GRANTEE: VAN RAVESTEIN JENNY									
1980/0357	5/08/2015	WD	Q	I	01	185,500			
GRANTOR: ADVANTAGE HOME BUILDE									
GRANTEE: LEE ALAN T & VICTOR									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2015] W14 FSP=[YR=2019] N10 W12 S10 E12 \$ W12 N13 W14 S64 E13 N5 FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N26 W13 S4 W7 S15 \$ N7 W5 S6 W2 S1 \$ N1 E2 N6 E5 N8 E7 N4 E13 N27 \$.													