

LOT 532  
IN OR 2220/1339  
HERON ISLES PHASE TWO C-1

GERBER HARRISON  
95864 GRAYLON DR  
YULEE, FL 32097

2024

37-3N-28-0741-0532-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 70   |
| Exterior Wall            | 16 | WD FR STUC 30  |
| 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                 |    | 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       | 1,555            | 100         | 1,555        | 174,755              |
| FGR       | 430              | 55          | 236          | 26,522               |
| FOP       | 62               | 30          | 19           | 2,135                |
| FSP       | 112              | 40          | 45           | 5,057                |

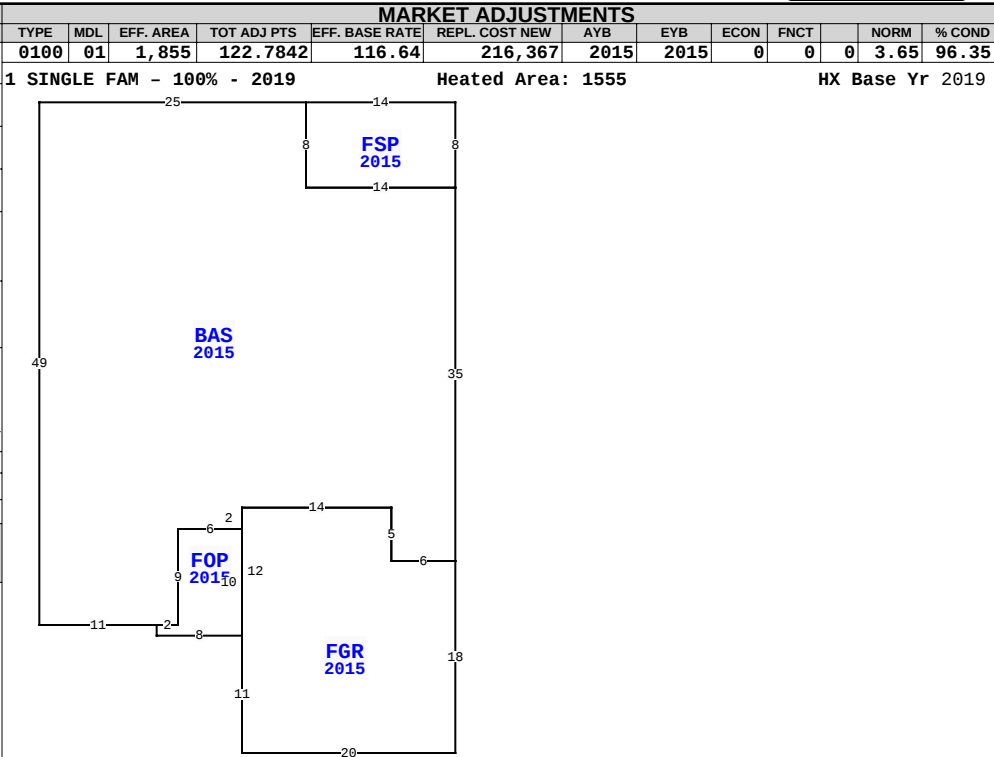
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,159 |  | 1,855 | 208,470 |
|--------|-------|--|-------|---------|

#### EXTRA FEATURES

| 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 | 20 | 3 | 60.00  | SF | 6.50   | 6.50           | 100       | 2015    | 2015        | 3 | 95     | 371             |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0  | 0 | 515.00 | SF | 5.20   | 5.20           | 100       | 2015    | 2015        | 3 | 95     | 2,544           |       |
| 3   | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0 | 85.00  | LF | 32.00  | 32.00          | 100       | 2016    | 2016        | 3 | 90     | 2,448           |       |
| 4   | 0470       | VNYL GATE   | 0   | 100 | 0  | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2016    | 2016        | 3 | 90     | 270             |       |
| 5   | 0479       | VF PICKET   | 0   | 100 | 0  | 0 | 50.00  | LF | 10.00  | 10.00          | 100       | 2016    | 2016        | 3 | 90     | 450             |       |
| 6   | 0470       | VNYL GATE   | 0   | 100 | 0  | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2016    | 2016        | 3 | 90     | 270             |       |

#### LAND DESCRIPTION

| 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   | 000134   | C   | SFR POND             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 55,000.00  | 55,000.00      | 55,000     |                             |      |         |      |     |    |        |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

95864 GRAYLON DR, YULEE

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  | 4 |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD     |   |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 208,470      |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 6,353        |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 55,000       |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 269,823      |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 89,508       |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 180,315      |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 130,315      |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 269,823      |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 275,790      |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1530884   | CO ISSUED   | 0       | 12/14/2015 |
| B1530884   | NEW CONSTR  | 199,315 | 07/01/2015 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2220/1339                      | 9/05/2018  | WD           | Q      | I      | 01        | 207,500       |  |
| GRANTOR: SAMPLE BENNY T & YUKA |            |              |        |        |           |               |  |
| GRANTEE: GERBER HARRISON       |            |              |        |        |           |               |  |
| 2018/1469                      | 12/11/2015 | WD           | Q      | I      | 01        | 167,000       |  |
| GRANTOR: SEAWARD HOMES INC     |            |              |        |        |           |               |  |
| GRANTEE: SAMPLE BENNY T        |            |              |        |        |           |               |  |

#### BUILDING NOTES

| BUILDING DIMENSIONS                                                                                                                                                      |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2015] W14 BAS=[YR=2015] W25 S49 E11 FOP=[YR=2015] S1 E8 FGR=[YR=2015] S11 E20 N18 W6 N5 W14 S12\$ N10 W6 S9 W2\$ E2 N9 E6 N2 E14 S5 E6 N35 W14 N8\$ S8 E14 N8\$. |  |  |  |  |  |  |  |  |  |