

LOT 534
IN OR 1975/973
HERON ISLES PHASE TWO C-1

ALVAR FL LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

2024

37-3N-28-0741-0534-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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	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	1,514	100	1,514	166,409
FGR	450	55	248	27,258
FOP	56	30	17	1,868
PTO	80	5	4	440
TOTALS	2,100		1,783	195,976

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	2015
2	0811	CONCRETE B	0	0	0	0	628.00	SF	5.20	5.20	100	2015

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
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	119.9000	113.90	203,084	2015	2015	0	0	0	3.50	96.50
1 SINGLE FAM - 0% - 0 Heated Area: 1514 HX Base Yr												
95886 GRAYLON DR, YULEE												

95886 GRAYLON DR, YULEE				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
54.00	SF	6.50	6.50	100	2015	2015	3	95	333	
628.00	SF	5.20	5.20	100	2015	2015	3	95	3,102	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		195,976	
TOTAL MARKET OB/XF VALUE		3,435	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		254,411	
SOH/AGL Deduction		27,837	
ASSESSED VALUE		226,574	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		226,574	
TOTAL JUST VALUE		254,411	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530409	CO ISSUED	0	08/28/2015
B1530409	NEW CONSTR	193,047	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1975/0973	4/09/2015	WD	Q	V	01	30,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ALVAR FL LLC						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2015] W15 PTO=[YR=2015] N8 W10 S8 E10\$ W25 S47 E13 FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N25 W11 S5 W8 S5 W1 S8\$ N8 W7 S8\$ N8 E8 N5 E8 N5 E11 N29\$.												