

LOT 535
HERON ISLES PHASE TWO C-1
PBK 8/77

MILTIER JONATHAN D & HEATHER L
95908 GRAYLON DRIVE
YULEE, FL 32034

2024

37-3N-28-0741-0535-0000



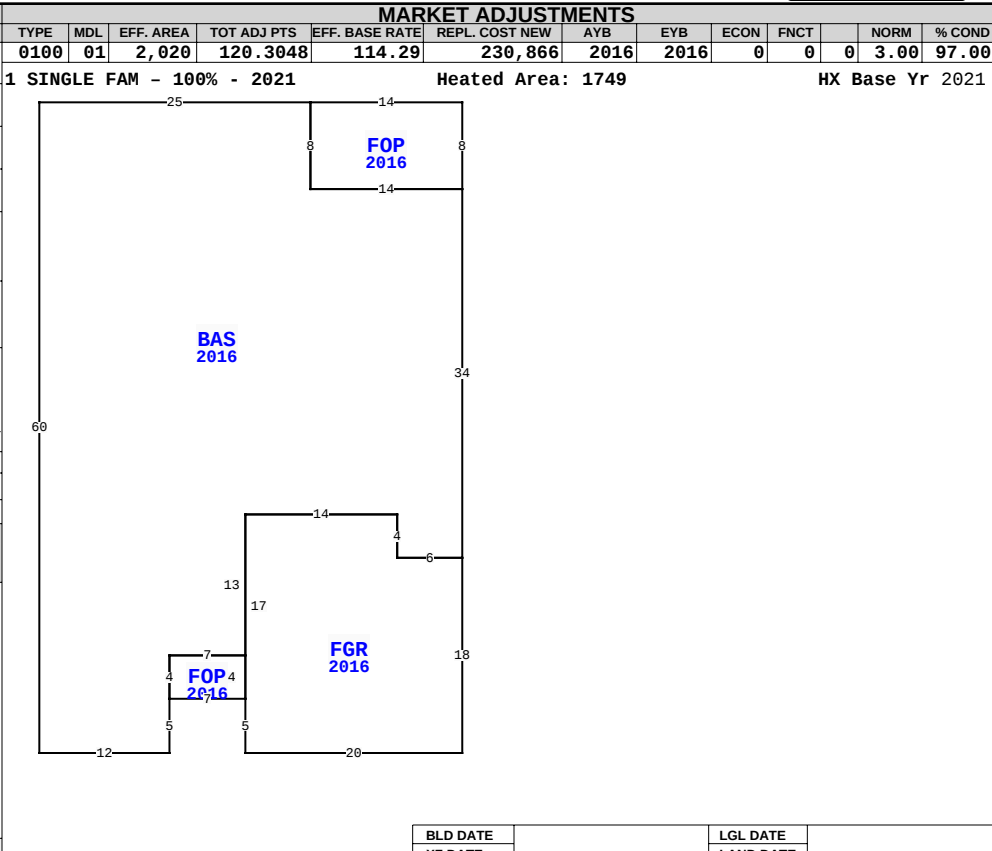
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,749	100	1,749	193,896
FGR	416	55	229	25,387
FOP	28	30	8	887
FOP	112	30	34	3,769
TOTALS	2,305		2,020	223,940

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	595.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



95908 GRAYLON DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
4,321	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
55,000.00	55,000.00	55,000									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	223,940		
TOTAL MARKET OB/XF VALUE	4,321		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	283,261		
SOH/AGL Deduction	76,972		
ASSESSED VALUE	206,289		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	156,289		
TOTAL JUST VALUE	283,261		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	289,584		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531370	C0 ISSUED	0	05/24/2016
B1531370	NEW CONSTR	0	11/04/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2395/0593	9/23/2020	WD Q	I	I	01
GRANTOR: O'CONNOR JENNIFER L &					
GRANTEE: MILTIER JONATHAN D					
2053/1714	6/15/2016	WD Q	I	I	01
GRANTOR: ESB INVESTMENTS LLC					
GRANTEE: OCONNOR JENNIFER L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2016] W14 BAS=[YR=2016] W25 S60 E12 N5											
FOP=[YR=2016] E7 FGR=[YR=2016] S5 E20 N18 W6 N4 W14 S17\$ N4											
W7 S4\$ N4 E7 N13 E14 S4 E6 N34 W14 N8\$ S8 E14 N8\$.											