

LOT 537
HERON ISLES PHASE TWO C-1
PBK 8/77

MCCONNELL KATHY
95926 GRAYLON DR
YULEE, FL 32097

2024

37-3N-28-0741-0537-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
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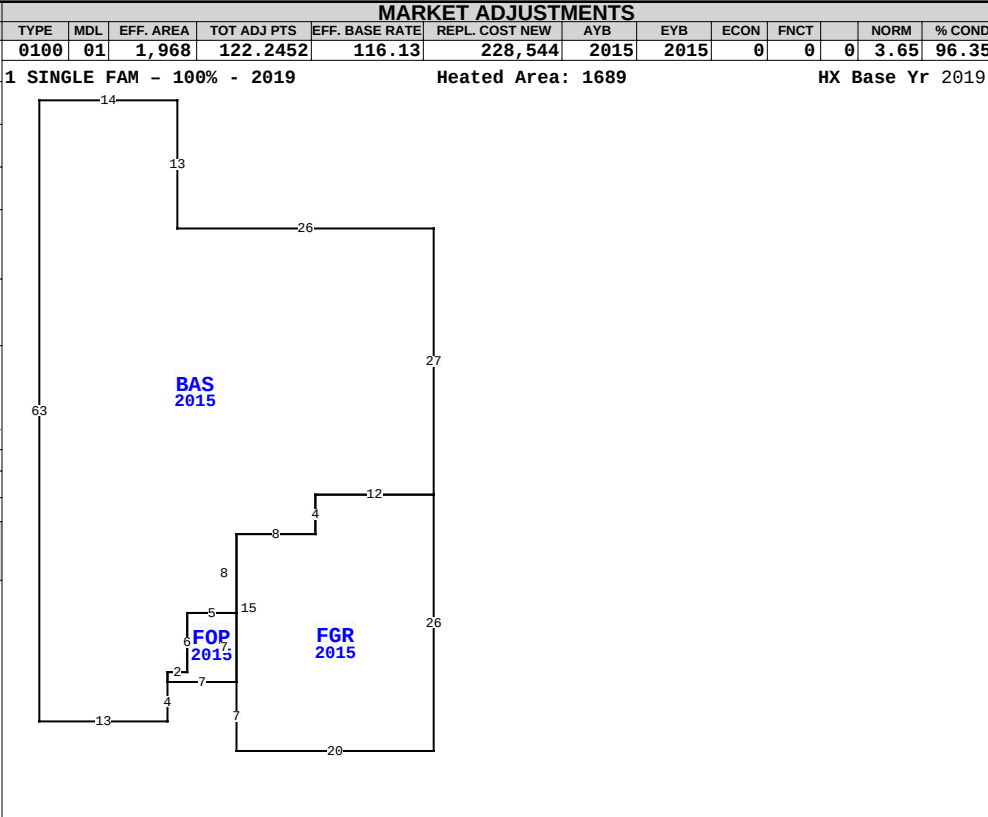
NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	1,689	188,985
FGR	488	55	268	29,987
FOP	37	30	11	1,230

TOTALS	2,214	1,968	220,202
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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	17	3	51.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	590.00	SF	5.20	5.20	
3	0866	POOL FIBER	0	100	17	12	204.00	SF	72.00	72.00	
4	0845	KOOL DECK	0	100	0	0	533.00	SF	7.25	7.25	
5	0479	VF PICKET	0	100	0	0	18.00	LF	10.00	10.00	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
7	0476	VF 6 SBPL	0	100	0	0	156.00	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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



95926 GRAYLON DR, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
22,734											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 220,202											
TOTAL MARKET OB/XF VALUE 22,734											
TOTAL LAND VALUE - MARKET 55,000											
TOTAL MARKET VALUE 297,936											
SOH/AGL Deduction 101,499											
ASSESSED VALUE 196,437											
TOTAL EXEMPTION VALUE WX HX HB VX 60,000											
BASE TAXABLE VALUE 136,437											
TOTAL JUST VALUE 297,936											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 304,879											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240002759	IN GROUND CONCRET	53,095	03/08/2024
B240001887	POOL SC ENCL	16,500	02/16/2024
B1531557	VINYLPPOOL	12,599	12/01/2015
B1530395	CO ISSUED	0	09/24/2015
B1530395	NEW CONSTR	212,057	05/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2682/1579	12/04/2023	FJ	U	I	11	0	
GRANTOR: MCCONNELL DAVID WAYNE							
GRANTEE: MCCONNELL KATHY							
2231/0755	10/12/2018	WD	Q	I	01	235,000	
GRANTOR: WILLIAMS CHERYL A & R							
GRANTEE: MCCONNELL DAVID WAY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W26 N13 W14 S63 E13 N4 FOP=[YR=2015] E7											
FGR=[YR=2015] S7 E20 N26 W12 S4 W8 S15\$ N7 W5 S6 W2 S1\$ N1											
E2 N6 E5 N8 E8 N4 E12 N27\$.											