

DIAZ GUADALUPE
95950 GRAYLON DR
YULEE, FL 32097

37-3N-28-0741-0541-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 70
11CLAY TILE 30
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 100
0 100
00NONE 100

05Quality Level 05
0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	1,567	173,755
FGR	444	55	244	27,056
FOP	64	30	19	2,106
FOP	112	30	34	3,770

TOTALS	2,187		1,864	206,687
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EXTRA FEATURES95950 GRAYLON DR, YULEE

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEBYECONFNCTNORM% COND0100011,864120.5204114.49213,40920162016003.1596.85

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUE206,687
TOTAL MARKET OB/XF VALUE3,981
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE265,668
SOH/AGL Deduction107,978
ASSESSED VALUE157,690
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE107,690
TOTAL JUST VALUE265,668
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE271,512

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2053/16876/09/2016WDQVI02168,400

GRANTOR: ESB INVESTMENTS LLC

GRANTEE: DIAZ GUADALUPE

1984/07816/04/2015WDDQV05240,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: ESB INVESTMENTS LLC

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W14 BAS=[YR=2016] W25 S49 E11 FOP=[YR=2016]
S2 E8 FGR=[YR=2016] S11 E20 N18 W6 N6 W14 S13\$ N10 W6 S8 W2\$
E2 N8 E6 N3 E14 S6 E6 N36 W14 N8\$ S8 E14 N8\$.

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPDTH FACT% CONDTOT ADJ UNIT PRICEDJ UNIT PRICE LAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS