

LOT 543
HERON ISLES PHASE TWO C-1
PBK 8/77

GIBSON KURT
95974 GRAYLON DR
YULEE, FL 32097

2024

37-3N-28-0741-0543-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

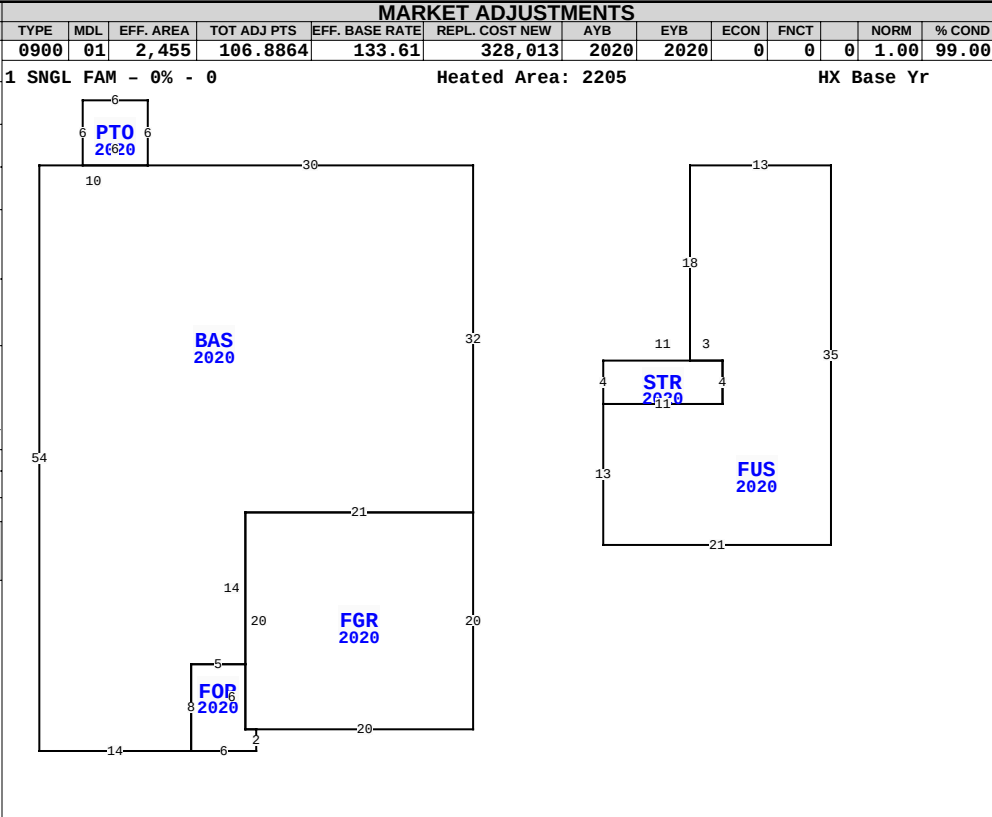
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	219,310
FGR	420	55	231	30,555
FOP	42	30	13	1,720
FUS	547	100	547	72,354
PTO	36	5	2	264
STR	44	10	4	529

TOTALS	2,747		2,455	324,733
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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	0	6	3	18.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	28	16	448.00	SF	6.50	6.50	



95974 GRAYLON DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	99	116	
2	0810	CONCRETE A	0	0	28	16	448.00	SF	6.50	6.50	100	2020	2020	3	99	2,883	

LAND DESCRIPTION										TOTAL OB/XF										2,999	
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	LA VA				
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00					

NASSAU COUNTY PROPERTY												PAGE 1 of 1 4											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE												324,733											
TOTAL MARKET OB/XF VALUE												2,999											
TOTAL LAND VALUE - MARKET												55,000											
TOTAL MARKET VALUE												382,732											
SOH/AGL Deduction												65,837											
ASSESSED VALUE												316,895											
TOTAL EXEMPTION VALUE												0											
BASE TAXABLE VALUE												316,895											
TOTAL JUST VALUE												382,732											
NCON VALUE												0											
INCOME VALUE												0											
PREVIOUS YEAR MKT VALUE												368,054											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009413	CO ISSUED	0	12/28/2020
B2009413	NEW CONSTR	291,075	10/07/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2424/1726	12/31/2020	WD	Q	I	01	260,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:GIBSON KURT							
2397/1767	10/01/2020	WD	Q	V	05	126,000	
GRANTOR:ESB INVESTMENTS LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W30 PTO=[YR=2020] N6 W6 S6 E6\$ W10 S54 E14 FOP=[YR=2020] E6 N2 FGR=[YR=2020] E20 N20 W21 S20 E1\$ W1 N6 W5 S8\$ N8 E5 N14 E21 N32 \$ PTR= E20 FUS=[YR=2020] E13 S35 W21 N13 STR=[YR=2020] N4 E11 S4 W11 \$ E11 N4 W3 N18\$ W20\$.											