LOT 544
HERON ISLES PHASE TWO C-1
PBK 8/77

ALLEN CYNTHIA D
95986 GRAYLON DRIVE
YULEE, FL 32097

2024

37-3N-28-0741-0544-0000

BUILDING CHARACTERISTICS

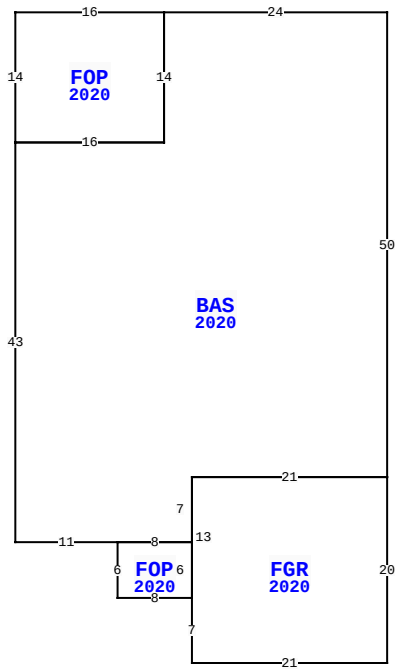
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,909	100	1,909	251,830
FGR	420	55	231	30,473
FOP	48	30	14	1,847
FOP	224	30	67	8,839
TOTALS	2,601		2,221	292,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,221	106.5995	133.25	295,948	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1909 HX Base Yr 2022



95986 GRAYLON DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,989
TOTAL MARKET OB/XF VALUE		2,864
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		350,853
SOH/AGL Deduction		65,043
ASSESSED VALUE		285,810
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,810
TOTAL JUST VALUE		350,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007324	CO ISSUED	0	12/28/2020
B2007324	NEW CONSTR	260,790	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/0481	12/30/2020	WD	Q	I	02	243,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ALLEN CYNTHIA D						
2397/1767	10/01/2020	WD	Q	V	05	126,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FOP=[YR=2020] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2020] S6 E8 FGR=[YR=2020] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$.

EXTRA FEATURES

LN	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	100	15	3	45.00	SF	6.50	6.50	100	2020	2020	3	99	290	
2	0810	CONCRETE A	0	100	25	16	400.00	SF	6.50	6.50	100	2020	2020	3	99	2,574	

LAND DESCRIPTION

TOTAL OB/XF 2,864

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/23/2020 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS