LOT 545
HERON ISLES PHASE TWO C-1
PBK 8/77

ROSARIO RIVERA YAMILKA I
95987 GRAYLON DR
YULEE, FL 32097

2024

37-3N-28-0741-0545-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

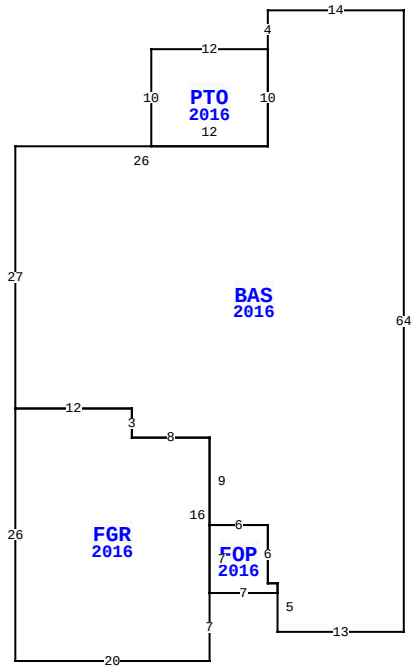
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,689	100	1,689	189,802
FGR	496	55	273	30,678
FOP	43	30	13	1,460
PTO	120	5	6	674
TOTALS	2,348		1,981	222,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,981	122.1374	116.03	229,855	2016	2016	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2020 Heated Area: 1689 HX Base Yr 2020



95987 GRAYLON DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,615
TOTAL MARKET OB/XF VALUE		3,114
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		280,729
SOH/AGL Deduction		87,463
ASSESSED VALUE		193,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,266
TOTAL JUST VALUE		280,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802789	BLDG REPAIRS	24,400	03/19/2018
B1531105	CO ISSUED	0	03/22/2016
B1531105	NEW CONSTR	215,548	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2319/0549	11/08/2019	WD	Q	I	01	210,000
GRANTOR: HOUSE MATTHEW C						
GRANTEE: RIVERA YAMILKA I RO						
2038/1032	4/04/2016	WD	Q	I	01	164,200
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HOUSE MATTHEW C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 S4 PTO=[YR=2016] W12 S10 E12 N10$ S10 W26 S27 FGR=[YR=2016] S26 E20 N7 FOP=[YR=2016] E7 N1 W1 N6 W6 S7$ N16 W8 N3 W12$ E12 S3 E8 S9 E6 S6 E1 S5 E13 N64$.

EXTRA FEATURES

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	100	0	0	499.00	SF	6.50	6.50	100	2016	2016	3	96	3,114	

LAND DESCRIPTION

TOTAL OB/XF 3,114

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/11/2019 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS