LOT 549
IN OR 2057/1873
HERON ISLES PHASE TWO C-1

TORRES ANGEL A LOPEZ/COTTO HILDA E
95945 GRAYLON DR
YULEE, FL 32097

2024

37-3N-28-0741-0549-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

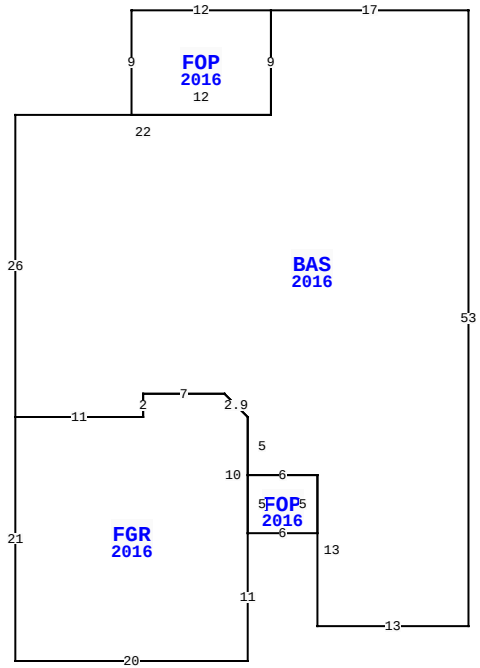
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,415	100	1,415	164,547
FGR	436	55	240	27,909
FOP	30	30	9	1,047
FOP	108	30	32	3,721
TOTALS	1,989		1,696	197,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,696	126.3900	120.07	203,639	2016	2016	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2017 Heated Area: 1415 HX Base Yr 2017



95945 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		197,224
TOTAL MARKET OB/XF VALUE		3,918
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		256,142
SOH/AGL Deduction		103,996
ASSESSED VALUE		152,146
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		97,146
TOTAL JUST VALUE		256,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706131	1 DOOR	784	10/01/2017
B1531368	CO ISSUED	0	06/28/2016
B1531368	NEW CONSTR	0	11/04/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2057/1873	7/11/2016	WD	Q	I	01	160,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: TORRES ANGEL A LOPE						
1984/0781	6/04/2015	WD	Q	V	05	240,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] W12 S9 E12 N9$ S9 W22 S26
FGR=[YR=2016] S21 E20 N11 FOP=[YR=2016] E6 N5 W6 S5$ N10
L2 U2 W7 S2 W11$ E11 N2 E7 R2 D2 S5 E6 S13 E13 N53$.

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	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	96	374	
2	0810	CONCRETE A	0	100	0	0	568.00	SF	6.50	6.50	100	2016	2016	3	96	3,544	

LAND DESCRIPTION

TOTAL OB/XF 3,918

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS