LOT 602
IN OR 1812/1922
HERON ISLES #2 PB 7/218

MITCHELL MICHAEL
96033 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0740-0602-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

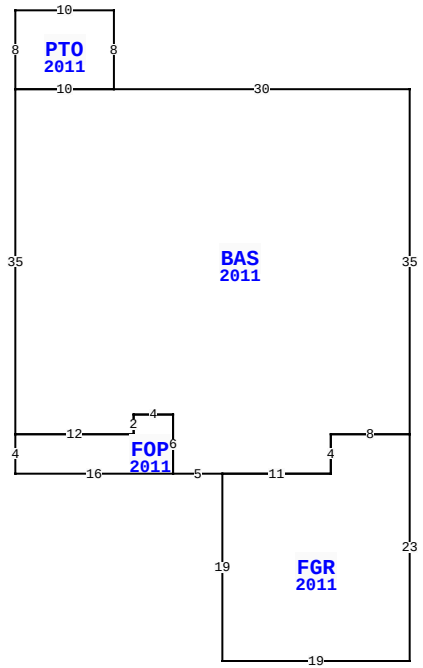
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2011	1,456	159,515
FGR	393	55	2011	216	23,665
FOP	72	30	2011	22	2,410
PTO	80	5	2011	4	438
TOTALS	2,001			1,698	186,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,698	116.5500	116.55	197,902	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1456 HX Base Yr 2013



96033 GRAYLON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,028
TOTAL MARKET OB/XF VALUE		4,448
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		255,476
SOH/AGL Deduction		127,100
ASSESSED VALUE		128,376
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,654
TOTAL JUST VALUE		255,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24679	CO ISSUED	0	08/29/2012
E23498	ELEC OTHER	0	05/01/2011
M16184	H/AC	0	05/01/2011
P14768	NEW CONSTR	0	05/01/2011
B24679	NEW CONSTR	166,634	05/01/2011
E23455	NEW CONSTR	0	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1812/1922	9/10/2012	WD	Q	I	02	135,000
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: MITCHELL MICHAEL						
1735/0280	4/21/2011	WD	Q	V	02	30,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: PERFECT FIT BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 PTO=[YR=2011] N8 W10 S8 E10 $ W10 S35
FOP=[YR=2011] S4 E16 N6 W4 S2 W12 $ E12 N2 E4 S6
E5FGR=[YR=2011] S19 E19 N23 W8 S4 W11 $ E11 N4 E8 N35$.

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	0811	CONCRETE B	0	100	0	0	940.00	SF	5.20	5.20	100	2011	2011	3	91	4,448	

LAND DESCRIPTION

TOTAL OB/XF 4,448

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS