LOT 620
IN OR 1749/831
HERON ISLES #2 PB 7/218

HOFFMAN KEVIN F & LISA
96129 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0620-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	04	Quality Level 04

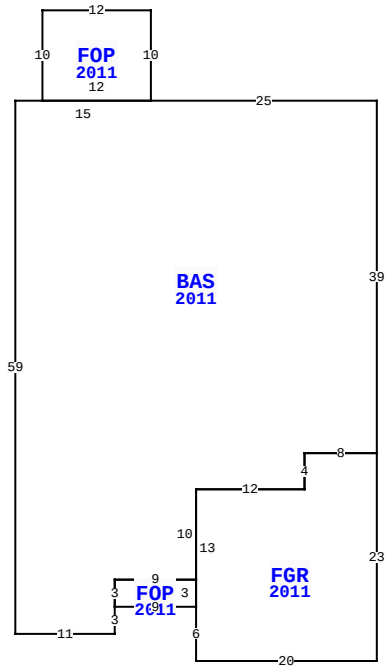
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100	2011	1,954	203,033
FGR	412	55	2011	227	23,587
FOP	27	30	2011	8	831
FOP	120	30	2011	36	3,741
TOTALS	2,513			2,225	231,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,225	111.1320	111.13	247,264	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1954 HX Base Yr 2012



96129 GRAYLON DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,192
TOTAL MARKET OB/XF VALUE		2,820
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		299,012
SOH/AGL Deduction		146,953
ASSESSED VALUE		152,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,337
TOTAL JUST VALUE		299,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24608	CO ISSUED	0	07/29/2011
M16164	H/AC	0	05/01/2011
B24608	NEW CONSTR	217,767	04/01/2011
E23403	NEW CONSTR	0	04/01/2011
P14729	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/0831	7/29/2011	WD	Q	I	01	175,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: HOFFMAN KEVIN F & L						
1731/1721	3/30/2011	WD	U	V	30	30,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W25 FOP=[YR=2011] N10 W12 S10 E12 $ W15 S59 E11 N3 FOP=[YR=2011] E9 FGR=[YR=2011] S6 E20 N23 W8 S4 W12 S13 $ N3 W9 S3$ N3 E9 N10 E12 N4 E8 N39$.

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	596.00	SF	5.20	5.20	100	2011	2011	3	91	2,820	

LAND DESCRIPTION

TOTAL OB/XF 2,820

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	RES	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