LOT 621
IN OR 1923/1688
HERON ISLES #2 PB 7/218

JEFFCOAT EVA B
96139 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0740-0621-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

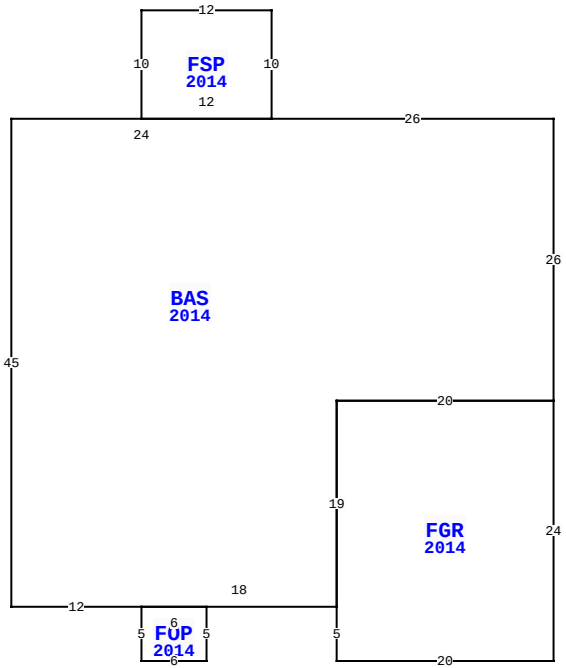
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,870	100	2014	1,870	212,467
FGR	480	55	2014	264	29,995
FOP	30	30	2014	9	1,022
FSP	120	40	2014	48	5,454
TOTALS	2,500			2,191	248,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,191	119.1582	119.16	261,080	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1870 HX Base Yr



96139 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		248,940
TOTAL MARKET OB/XF VALUE		3,733
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		317,673
SOH/AGL Deduction		3,315
ASSESSED VALUE		314,358
TOTAL EXEMPTION VALUE	13	314,358
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		317,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328036	CO ISSUED	0	06/19/2014
P1317024	NEW CONSTR	0	12/01/2013
B1328036	NEW CONSTR	229,801	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/1688	6/19/2014	WD	Q	I	01	165,700
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: JEFFCOAT EVA B						
1886/0154	10/17/2013	WD	U	V	30	26,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W26 FSP=[YR=2014] N10 W12 S10 E12 $ W24 S45 E12 FOP=[YR=2014] S5 E6 N5 W6 $ E18 FGR=[YR=2014] S5 E20 N24 W20 S19 $ N19 E20 N26 $.

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	0	0	611.00	SF	6.50	6.50	100	2014	2014	3	94	3,733	

LAND DESCRIPTION

TOTAL OB/XF 3,733

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