LOT 622
IN OR 1959/1253
HERON ISLES #2 PB 7/218

HART EDWIN H
96153 GRAYLON DR
YULEE, FL 32041

2025

37-3N-28-0740-0622-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

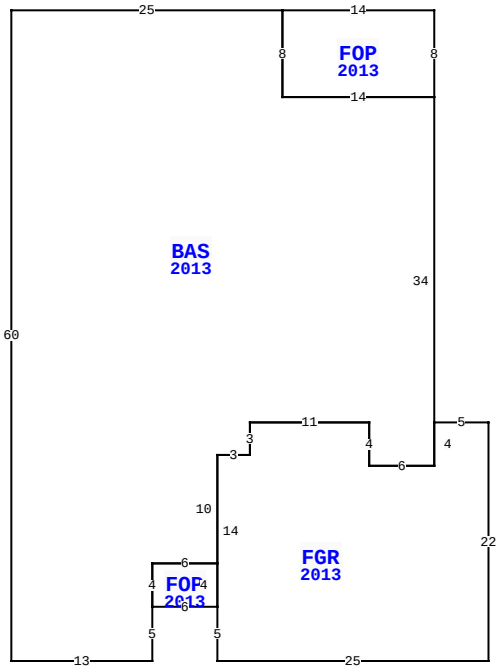
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,767	100	2013	1,767	196,427
FGR	517	55	2013	284	31,571
FOP	24	30	2013	7	778
FOP	112	30	2013	34	3,780
TOTALS	2,420			2,092	232,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,092	117.2031	117.20	245,182	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1767 HX Base Yr 2016



96153 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		232,555
TOTAL MARKET OB/XF VALUE		3,656
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		301,211
SOH/AGL Deduction		126,191
ASSESSED VALUE		175,020
TOTAL EXEMPTION VALUE	VP VX HX HB	139,231
BASE TAXABLE VALUE		35,789
TOTAL JUST VALUE		301,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326955	CO ISSUED	0	08/22/2013
B1326955	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1959/1253	1/23/2015	WD	Q	I	01	174,000
GRANTOR: RODRIGUES JENNIFER						
GRANTEE: HART EDWIN H						
1872/1697	8/13/2013	WD	Q	I	01	153,600
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: RODRIGUES BARRY FRA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W14 BAS=[YR=2013] W25 S60 E13 N5
FOP=[YR=2013] E6 FGR=[YR=2013] S5 E25 N22 W5 S4 W6 N4 W11 S3 W3 S14$ N4 W6 S4$ N4 E6 N10 E3 N3 E11 S4 E6 N34 W14 N8$ S8 E14 N8$.

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	756.00	SF	5.20	5.20	100	2013	2013	3	93	3,656	

LAND DESCRIPTION

TOTAL OB/XF 3,656

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	0003	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