LOT 623
HERON ISLES #2 PB 7/218

CRUZ JOANNE & ANTONIO
96167 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0623-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

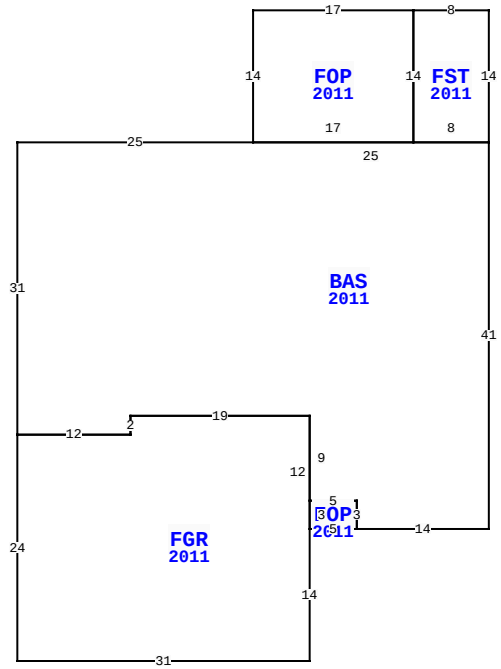
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,687	100	2011	1,687	177,861
FGR	782	55	2011	430	45,335
FOP	15	30	2011	4	422
FOP	238	30	2011	71	7,485
FST	112	55	2011	62	6,537
TOTALS	2,834			2,254	237,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,254	112.1610	112.16	252,809	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1687 HX Base Yr



96167 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	237,640
TOTAL MARKET OB/XF VALUE	12,204
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	314,844
SOH/AGL Deduction	0
ASSESSED VALUE	314,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,844
TOTAL JUST VALUE	314,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24866	CO ISSUED	0	09/02/2011
M16349	H/AC	0	07/01/2011
E23596	TEMP POLE	0	07/01/2011
P14853	NEW CONSTR	0	06/01/2011
B24866	NEW CONSTR	212,925	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1684	2/14/2025	WD	Q	I	01	369,000
GRANTOR: THE BACHMANN GROUP HO						
GRANTEE: CRUZ JOANNE & ANTON						
2750/1986	11/13/2024	WD	U	I	37	220,000
GRANTOR: PARRETT EDWIN W						
GRANTEE: THE BACHMANN GROUP						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2011] W8 FOP=[YR=2011] W17 S14 BAS=[YR=2011] W25 S31 FGR=[YR=2011] S24 E31 N14 FOP=[YR=2011] E5 N3 W5 S3 $ N12 W19 S2 W12 $ E12 N2 E19 S9 E5 S3E14 N41 W25 $ E17 N14 $ S14 E8 N14 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
2	0810	CONCRETE A	0	0	0	0	911.00	SF	6.50	6.50	100	2011	2011	3	91	5,389	
3	0855	CONC PAVER	0	0	0	0	375.00	SF	10.00	10.00	100	2014	2014	3	94	3,525	

LAND DESCRIPTION

TOTAL OB/XF 12,204

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	0		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