LOT 626
IN OR 1619/251
HERON ISLES #2 PB 7/218

VALDES JESUS S & BETH
96203 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0626-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

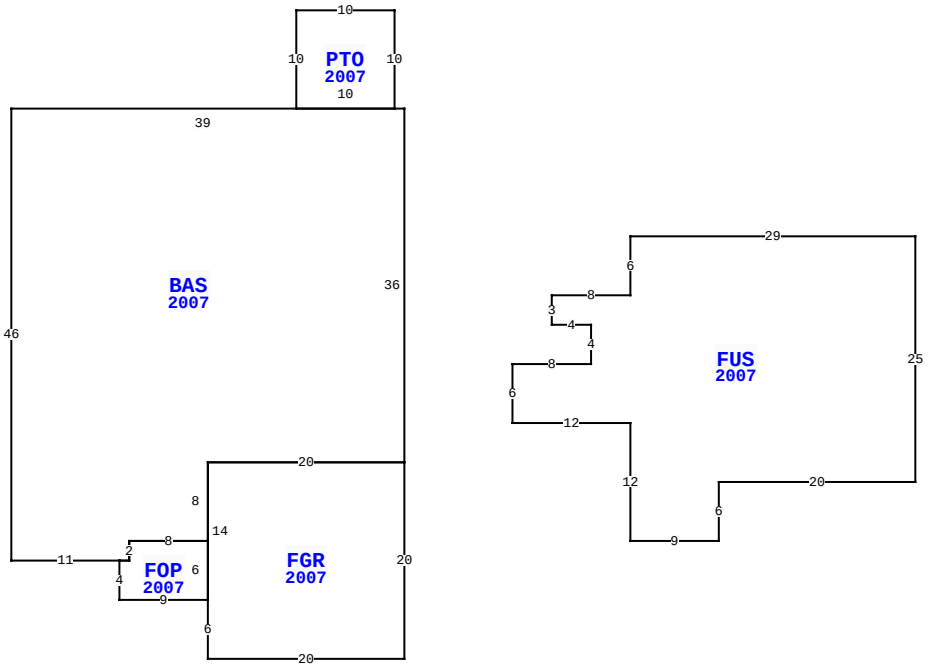
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	2007	1,624	161,362
FGR	400	55	2007	220	21,859
FOP	52	30	2007	16	1,590
FUS	891	100	2007	891	88,530
PTO	100	5	2007	5	497
TOTALS	3,067			2,756	273,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,756	108.0576	108.06	297,813	2007	2007	0	0	0	8.05	91.95

1 SINGLE FAM – 100% - 2010 Heated Area: 2515 HX Base Yr 2010



96203 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		273,839
TOTAL MARKET OB/XF VALUE		4,071
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		342,910
SOH/AGL Deduction		167,759
ASSESSED VALUE		175,151
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,429
TOTAL JUST VALUE		342,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18612	NEW CONSTR	2,000	01/01/2007
M12381	H/AC	0	01/01/2007
C18842	CO ISSUED	198,660	11/01/2006
B18842	NEW CONSTR	198,660	11/01/2006
P11735	NEW CONSTR	0	11/01/2006
R09906	REPAIR/RRF	3,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1619/0251	4/15/2009	WD	Q	I	01	184,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: VALDES JESUS S & BE						
1468/0260	12/28/2006	WD	U	V	19	130,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 PTO=[YR=2007] N10W10S10 E10$W39 S46 E11 FOP=[YR=2007] S4E9 FGR=[YR=2007] S6E20N20W20 S14$ N6W8 S2W1$ E1N2E8 N8E20N36$ PTR=S19 E15 FUS=[YR=2007] S3E4S4W8S6E12S12E9 N6E20N25W29S6W8$ W15N19$.

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	42	16	672.00	SF	6.50	6.50	100	2007	2007	3	87	3,800	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2007	2007	3	87	271	

LAND DESCRIPTION

TOTAL OB/XF 4,071

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS