LOT 628
HERON ISLES #2 PB 7/218

BRIMLOW JOHN J & PATRICIA L/E/
96223 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0740-0628-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

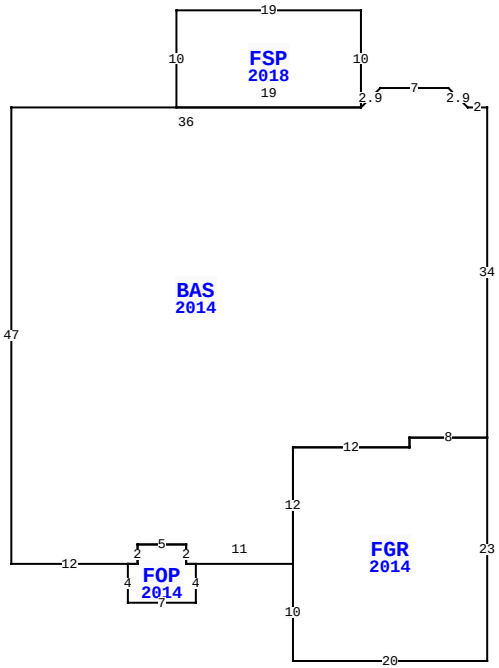
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,063	100	2014	2,063	224,483
FGR	448	55	2014	246	26,769
FOP	38	30	2014	11	1,197
FSP	190	40	2018	76	8,270
TOTALS	2,739			2,396	260,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	114.1161	114.12	273,432	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2022 Heated Area: 2063 HX Base Yr 2022



96223 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		260,717
TOTAL MARKET OB/XF VALUE		3,187
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		328,904
SOH/AGL Deduction		40,016
ASSESSED VALUE		288,888
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		233,166
TOTAL JUST VALUE		328,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327435	CO ISSUED	0	01/30/2015
B1327435	NEW CONSTR	239,265	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/0456	9/20/2021	WD	U	I	11	100
GRANTOR: BRIMLOW JOHN J & PATR						
GRANTEE: BRIMLOW JON W						
2488/1960	8/17/2021	WD	Q	I	01	300,000
GRANTOR: COULOMBE JOSEPH R & G						
GRANTEE: BRIMLOW JOHN J & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W2 U2 L2 W7 D2 L2 FSP=[YR=2018] N10 W19 S10 E19 $ W36 S47 E12 FOP=[YR=2014] S4 E7 N4 W1 N2 W5 S2 W1 $ E1 N2 E5 S2 E11 FGR=[YR=2014] S10 E20 N23 W8 S1 W12 S12 $ N12 E12 N1 E8 N34 $.

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	652.00	SF	5.20	5.20	100	2014	2014	3	94	3,187	

LAND DESCRIPTION

TOTAL OB/XF 3,187

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