LOT 629
HERON ISLES #2 PB 7/218

BROENS RONALD J JR/MCLAIN VINA
96231 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0740-0629-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

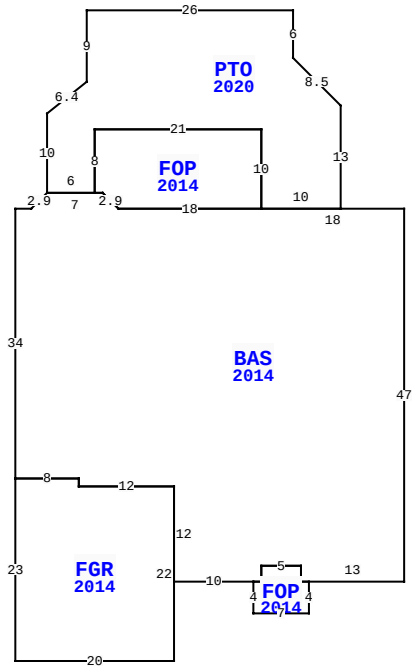
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
FOP	206	30	2014	62	6,746
PTO	594	5	2020	30	3,265
TOTALS	3,349			2,412	262,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,412	114.1161	114.12	275,257	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2021 Heated Area: 2063 HX Base Yr 2021



96231 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		262,458
TOTAL MARKET OB/XF VALUE		3,158
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		330,616
SOH/AGL Deduction		136,972
ASSESSED VALUE		193,644
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		137,922
TOTAL JUST VALUE		330,616
NCON VALUE		7,278
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428232	CO ISSUED	0	05/07/2015
B1428231	NEW CONSTR	246,565	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/0881	12/29/2020	QC	U	I	11	100
GRANTOR: BROENS RONALD J						
GRANTEE: BROENS RONALD J JR						
2355/1171	4/20/2020	WD	Q	I	01	249,000
GRANTOR: KARAPIN GISELA M						
GRANTEE: BROENS RONALD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W18 W18 U2L2 W7 D2L2 W2 S34 E8 S1 E12 S12 E10 E1 N2 E5 S2 E13 N47 $
PTO=[YR=2020;ORIG=-45,-2] E6 N8 E21 S10 E10 N13 U6L6 N6 W26 S9 D4L5 S10 $
FGR=[YR=2014;ORIG=-49,34] S23 E20 N22 W12 N1 W8 $
FOP=[YR=2014;ORIG=-18,0] N10 W21 S8 E1 D2R2 E18 $
FOP=[YR=2014;ORIG=-19,47] S4 E7 N4 W1 N2 W5 S2 W1 $
.

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	646.00	SF	5.20	5.20	100	2014	2014	3	94	3,158	

LAND DESCRIPTION

TOTAL OB/XF 3,158

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