LOT 630
HERON ISLES #2 PB 7/218

FLACK PATRICIA LEAH & SHAWN ANDREW
96245 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0630-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

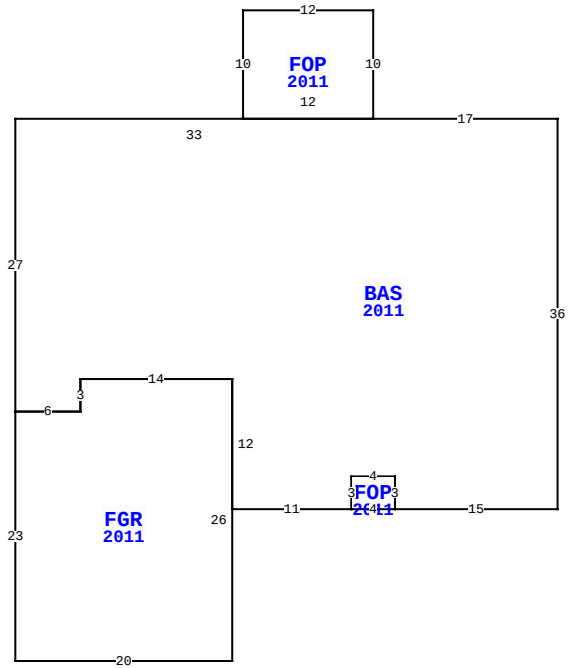
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,566	100	2011	1,566	168,740
FGR	502	55	2011	276	29,740
FOP	12	30	2011	4	431
FOP	120	30	2011	36	3,879
TOTALS	2,200			1,882	202,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,882	114.6306	114.63	215,734	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1566 HX Base Yr 2023



96245 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		202,790
TOTAL MARKET OB/XF VALUE		3,014
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		270,804
SOH/AGL Deduction		3,872
ASSESSED VALUE		266,932
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,210
TOTAL JUST VALUE		270,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24592	CO ISSUED	0	06/06/2011
B24592	NEW CONSTR	182,139	04/01/2011
E23385	NEW CONSTR	0	04/01/2011
M16140	H/AC	0	04/01/2011
P14720	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0318	10/26/2021	WD	Q	I	01	285,000
GRANTOR: COLSON HEATHER C & JO						
GRANTEE: FLACK PATRICIA LEAH						
1743/0892	6/10/2011	WD	Q	I	02	142,000
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: COLSON HEATHER C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 FOP=[YR=2011] N10 W12 S10 E12 $ W33 S27
FGR=[YR=2011] S23 E20 N26 W14 S3 W6$ E6 N3 E14 S12 E11
FOP=[YR=2011] E4 N3 W4 S3 $ N3 E4 S3 E15 N36 $.

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	637.00	SF	5.20	5.20	100	2011	2011	3	91	3,014	

LAND DESCRIPTION

TOTAL OB/XF 3,014

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