LOT 632
HERON ISLES #2 PB 7/218

TOLEN DANIELLE
96226 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0740-0632-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

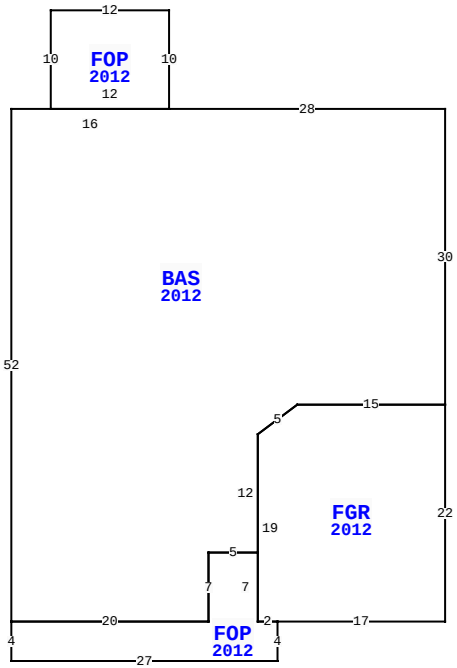
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,841	100	2012	1,841	204,221
FGR	412	55	2012	227	25,181
FOP	120	30	2012	36	3,993
FOP	143	30	2012	43	4,770
TOTALS	2,516			2,147	238,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	117.5118	117.51	252,294	2012	2012	0	0	0	5.60	94.40

1 SINGLE FAM – 0% - 0 Heated Area: 1841 HX Base Yr



96226 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	238,166
TOTAL MARKET OB/XF VALUE	3,775
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	306,941
SOH/AGL Deduction	21,804
ASSESSED VALUE	285,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,137
TOTAL JUST VALUE	306,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25101	CO ISSUED	0	01/24/2012
M16666	H/AC	0	11/01/2011
E23896	NEW CONSTR	0	10/01/2011
P14990	NEW CONSTR	0	09/01/2011
B25101	NEW CONSTR	210,889	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1239	3/02/2020	WD	Q	I	01	215,000
GRANTOR: DOMINGUEZ-GIRON TONY						
GRANTEE: TOLEN DANIELLE						
2088/1791	12/12/2016	WD	Q	I	01	195,500
GRANTOR: MELTON TIMOTHY HUGH &						
GRANTEE: DOMINGUEZ-GIRON TON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W28 FOP=[YR=2012] N10 W12 S10 E12 $ W16 S52
FOP=[YR=2012] S4 E27 N4 FGR=[YR=2012] E17 N22 W15 D3 L4
S19 E2 $ W2 N7 W5 S7 W20 $ E20 N7 E5 N12 U3 R4 E15 N30 $.

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	0	0	0	789.00	SF	5.20	5.20	100	2012	2012	3	92	3,775	

LAND DESCRIPTION

TOTAL OB/XF 3,775

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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS