LOT 633
IN OR 1851/1128
HERON ISLES #2 PB 7/218

PERRY NOELLE RENEE
96208 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0740-0633-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

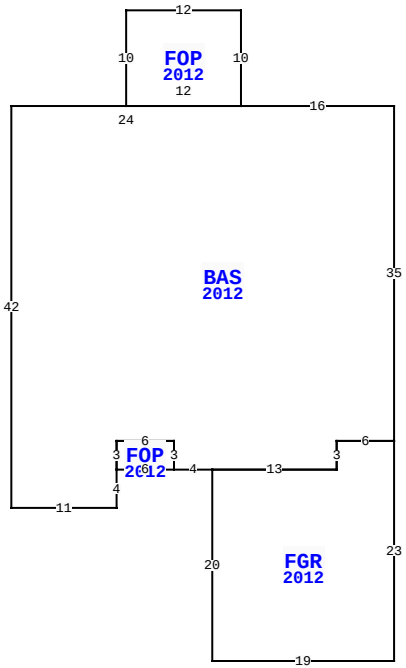
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	2012	1,528	178,320
FGR	398	55	2012	219	25,558
FOP	18	30	2012	5	583
FOP	120	30	2012	36	4,201
TOTALS	2,064			1,788	208,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,788	123.6900	123.69	221,158	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2014 Heated Area: 1528 HX Base Yr 2014



96208 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		208,663
TOTAL MARKET OB/XF VALUE		3,492
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		277,155
SOH/AGL Deduction		130,684
ASSESSED VALUE		146,471
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,749
TOTAL JUST VALUE		277,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226326	CO ISSUED	0	11/26/2012
E1225468	NEW CONSTR	0	10/01/2012
B26326	NEW CONSTR	175,705	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1938/1388	9/09/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: PERRY NOELLE RENEE						
1851/1128	4/16/2013	WD	Q	I	02	150,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PERRY NOELLE RENEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W16 FOP=[YR=2012] N10 W12 S10 E12 $ W24 S42 E11 N4 FOP=[YR=2012] E6 N3 W6 S3 $ N3 E6S3 E4 FGR=[YR=2012] S20 E19 N23 W6 S3 W13 $ E13 N3 E6 N35 $.

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	730.00	SF	5.20	5.20	100	2012	2012	3	92	3,492	

LAND DESCRIPTION

TOTAL OB/XF 3,492

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