LOT 634
HERON ISLES #2 PB 7/218

JARMAN KENNETH C & THERESA B
96198 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0634-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

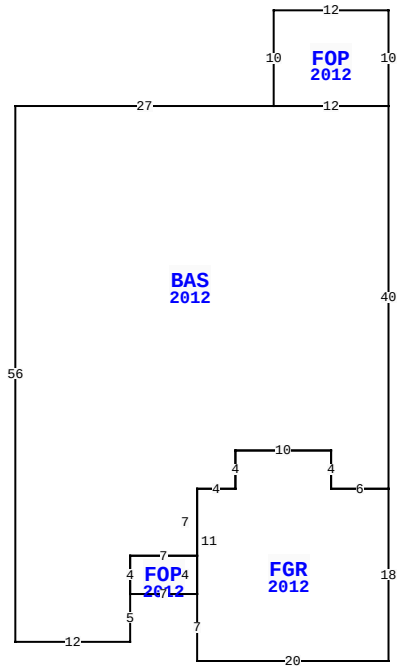
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,761	100	2012	1,761	194,831
FGR	400	55	2012	220	24,340
FOP	28	30	2012	8	885
FOP	120	30	2012	36	3,983
TOTALS	2,309			2,025	224,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	117.2031	117.20	237,330	2012	2012	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2023 Heated Area: 1761 HX Base Yr 2023



96198 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		224,040
TOTAL MARKET OB/XF VALUE		2,818
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		291,858
SOH/AGL Deduction		3,630
ASSESSED VALUE		288,228
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,506
TOTAL JUST VALUE		291,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25596	CO ISSUED	0	05/17/2012
E23828	NEW CONSTR	0	03/01/2012
B25596	NEW CONSTR	196,484	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1742	11/20/2020	WD	Q	I	01	260,000
GRANTOR: ARMSTRONG KODY & NAOM						
GRANTEE: JARMAN KENNETH C &						
2138/0329	7/26/2017	WD	Q	I	01	198,000
GRANTOR: TAYLOR WILLIAM C & AM						
GRANTEE: ARMSTRONG KODY & NA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W12 S10 BAS=[YR=2012] W27 S56 E12
N5FOP=[YR=2012] E7 FGR=[YR=2012] S7 E20 N18 W6 N4 W10 S4 W4
S11 $N4 W7 S4$ N4 E7 N7 E4 N4 E10 S4 E6 N40W12 $ E12 N10 $.

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	589.00	SF	5.20	5.20	100	2012	2012	3	92	2,818	

LAND DESCRIPTION

TOTAL OB/XF 2,818

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	000134	C	RES POND	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