LOT 635
IN OR 2019/1400
HERON ISLES #2 PB 7/218

VEZZOSI DOUGLAS JOSEPH/VEZZOSI BRANDY KAY
96188 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0740-0635-0000

BUILDING CHARACTERISTICS

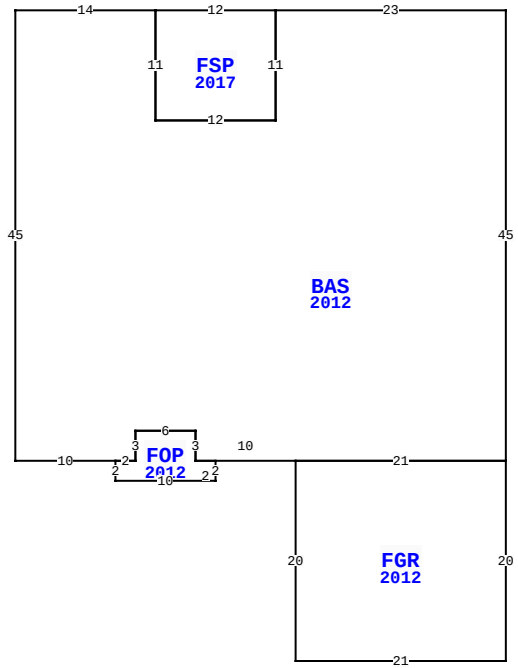
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,055	100	2012	2,055	231,762
FGR	420	55	2012	231	26,053
FOP	38	30	2012	11	1,240
FSP	132	40	2017	53	5,977
TOTALS	2,645			2,350	265,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,350	119.4669	119.47	280,754	2012	2012	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2016 Heated Area: 2055 HX Base Yr 2016



96188 GRAYLON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

L N	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	666.00	SF	5.20	5.20	100	2012	2012	3	92	3,186	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,032
TOTAL MARKET OB/XF VALUE		3,186
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		333,218
SOH/AGL Deduction		136,092
ASSESSED VALUE		197,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,404
TOTAL JUST VALUE		333,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000103	REPAIR/RRF	22,000	01/04/2022
B2112149	SOLAR PANELS	62,052	09/13/2021
B25835	CO ISSUED	0	07/17/2012
E24992	ELEC OTHER	0	05/01/2012
M17168	H/AC	0	05/01/2012
P15831	NEW CONSTR	0	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/1400	12/18/2015	QC	U	I	11	100
GRANTOR: LEACH DOUGLAS JOSEPH						
GRANTEE: VEZZOSI DOUGLAS JOS						
1989/0535	6/30/2015	WD	Q	I	01	195,000
GRANTOR: OBERTANCE VICTOR T &						
GRANTEE: LEACH DOUGLAS JOSEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W23 FSP=[YR=2017] W12 S11 E12 N11 $ S11 W12 N11 W14 S45 E10 FOP=[YR=2012] S2 E10 N2 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E10 FGR=[YR=2012] S20 E21 N20 W21 $ E21 N45 $.

LAND DESCRIPTION

TOTAL OB/XF 3,186

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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