LOT 636
HERON ISLES #2 PB 7/218

CUMMISKEY RYAN J & KIMBERLY M
96178 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0636-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

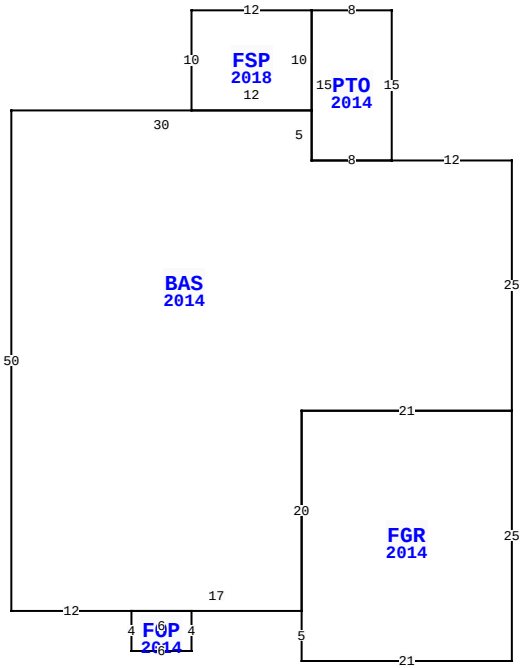
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,980	100	2014	1,980	226,136
FGR	525	55	2014	289	33,006
FOP	24	30	2014	7	799
FSP	120	40	2018	48	5,482
PTO	120	5	2014	6	686
TOTALS	2,769			2,330	266,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,330	119.7756	119.78	279,087	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2021 Heated Area: 1980 HX Base Yr 2021



96178 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		266,109
TOTAL MARKET OB/XF VALUE		5,539
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		336,648
SOH/AGL Deduction		96,773
ASSESSED VALUE		239,875
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,153
TOTAL JUST VALUE		336,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327287	CO ISSUED	0	02/13/2014
M1318555	H/AC	0	07/01/2013
B1327287	NEW CONSTR	238,946	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/1996	6/30/2020	WD	Q	I	01	262,500
GRANTOR: HARSTED ROBERT C & RA						
GRANTEE: CUMMISKEY RYAN J &						
2201/0352	6/04/2018	TD	Q	I	01	242,000
GRANTOR: CIPRIANI JV & K REVO						
GRANTEE: HARSTED ROBERT C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 PTO=[YR=2014] N15 W8 FSP=[YR=2018] W12 S10 E12 N10 $ S15 E8 $ W8 N5 W30 S50 E12 FOP=[YR=2014] S4 E6 N4 W6 $ E17 FGR=[YR=2014] S5 E21 N25 W21 S20 $ N20 E21 N25 $.

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	0810	CONCRETE A	0	100	0	0	586.00	SF	6.50	6.50	100	2014	2014	3	94	3,580	
2	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00	10.00	100	2014	2014	3	71	1,704	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 5,539

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