LOT 639
HERON ISLES #2 PB 7/218

JOINER JAMES A & NANCY S
96144 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0639-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

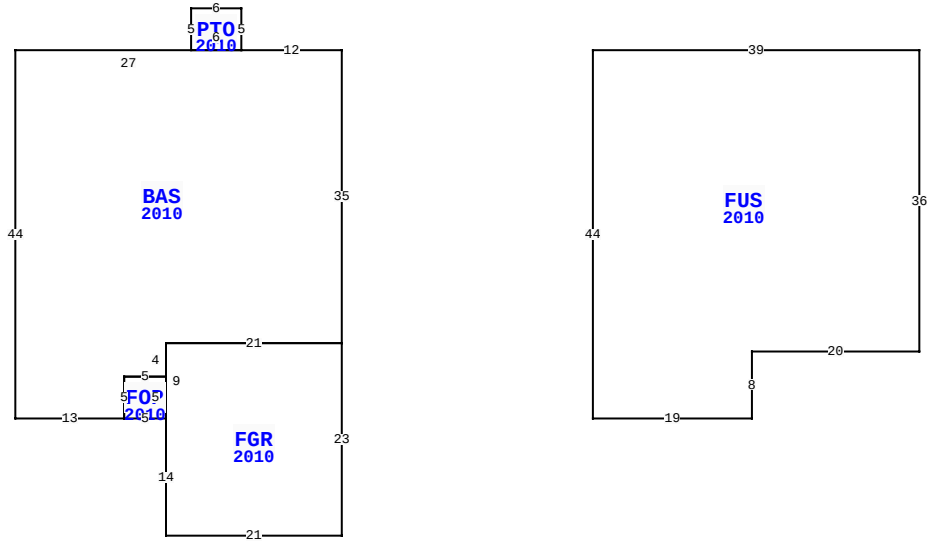
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100	2010	1,502	145,001
FGR	483	55	2010	266	25,679
FOP	25	30	2010	8	772
FUS	1,556	100	2010	1,556	150,213
PTO	30	5	2010	2	193
TOTALS	3,596			3,334	321,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,334	103.3620	103.36	344,602	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2023 Heated Area: 3058 HX Base Yr 2023



96144 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		321,858
TOTAL MARKET OB/XF VALUE		3,108
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		389,966
SOH/AGL Deduction		2,306
ASSESSED VALUE		387,660
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,938
TOTAL JUST VALUE		389,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23255	CO ISSUED	0	06/25/2010
E22439	ELEC OTHER	0	02/01/2010
P14135	OTHER	0	02/01/2010
B23255	NEW CONSTR	347,512	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0780	8/26/2020	WD	Q	I	01	274,000
GRANTOR: SWANDA NICHOLAS & CAI						
GRANTEE: JOINER JAMES A & NA						
2070/1054	9/06/2016	WD	Q	I	01	218,500
GRANTOR: BROWN BOBBY & SONIA						
GRANTEE: SWANDA NICHOLAS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 PTO=[YR=2010] N5 W6 S5 E6 $W27 S44 E13 FOP=[YR=2010] E5 FGR=[YR=2010] S14 E21 N23 W21 S9 $ N5 W5 S5 $ N5 E5 N4 E21 N35 $ PTR= E30 FUS=[YR=2010] E39 S36 W20 S8 W19 N44 $ W30$.

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	664.00	SF	5.20	5.20	100	2010	2010	3	90	3,108	

LAND DESCRIPTION

TOTAL OB/XF 3,108

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	0003	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