LOT 640
IN OR 2195/1747
HERON ISLES #2 PB 7/218

HILLMAN GWEN
96134 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0640-0000

BUILDING CHARACTERISTICS

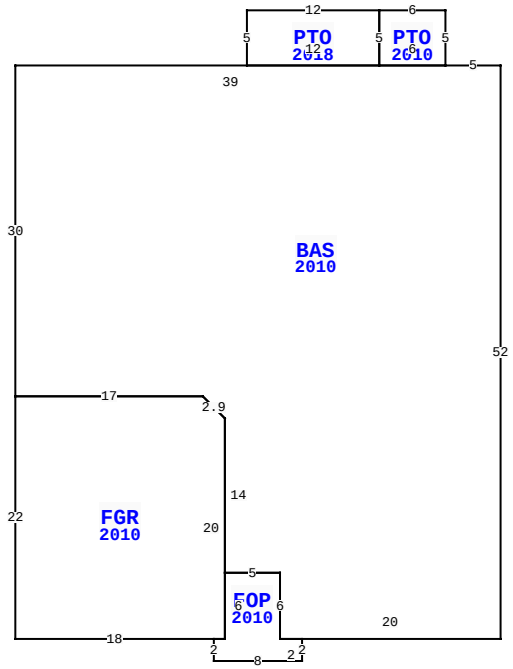
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,842	100	2010	1,842	202,167
FGR	416	55	2010	229	25,134
FOP	46	30	2010	14	1,536
PTO	30	5	2010	2	219
PTO	60	5	2018	3	330
TOTALS	2,394			2,090	229,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,090	117.5118	117.51	245,596	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2019 Heated Area: 1842 HX Base Yr 2019



96134 GRAYLON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,387
TOTAL MARKET OB/XF VALUE		2,808
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		297,195
SOH/AGL Deduction		148,057
ASSESSED VALUE		149,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,416
TOTAL JUST VALUE		297,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23073	CO ISSUED	0	02/25/2010
E22285	ELEC OTHER	0	12/01/2009
M14957	H/AC	0	12/01/2009
P14047	OTHER	0	12/01/2009
B23073	NEW CONSTR	227,882	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/1747	5/01/2018	WD	Q	I	01	208,000
GRANTOR: GRAYBILL JEREMY D & T						
GRANTEE: HILLMAN GWEN						
1695/1473	8/20/2010	WD	Q	I	01	140,000
GRANTOR: D R HORTON INC						
GRANTEE: GRAYBILL JEREMY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W5 PTO=[YR=2010] N5 W6 PTO=[YR=2018] W12 S5 E12 N5$ S5 E6 $ W39 S30 FGR=[YR=2010] S22 E18 FOP=[YR=2010] S2 E8 N2 W2 N6 W5 S6 W1 $ E1 N20 U2 L2 W17 $ E17 D2 R2 S14 E5 S6 E20 N52 $.

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	600.00	SF	5.20	5.20	100	2010	2010	3	90	2,808	

LAND DESCRIPTION

TOTAL OB/XF 2,808

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