LOT 642
IN OR 1768/1752
HERON ISLES #2 PB 7/218

FORD MARK K & ANNE M
96080 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0642-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

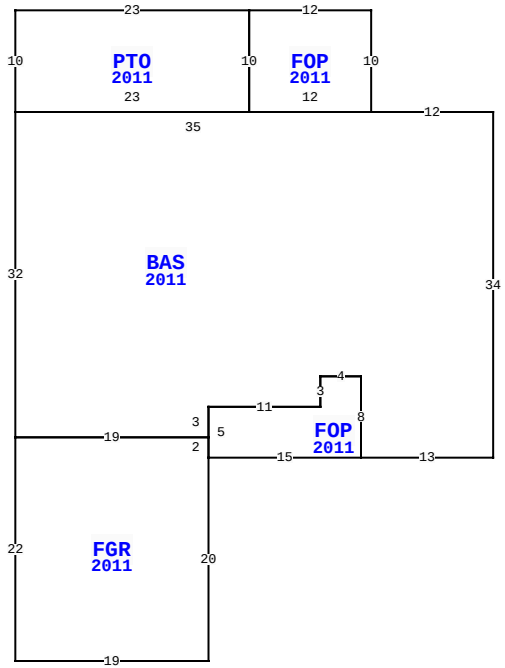
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100	2011	1,473	167,041
FGR	418	55	2011	230	26,082
FOP	87	30	2011	26	2,949
FOP	120	30	2011	36	4,082
PTO	230	5	2011	12	1,361
TOTALS	2,328			1,777	201,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	120.6450	120.64	214,377	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1473 HX Base Yr 2012



96080 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		201,514
TOTAL MARKET OB/XF VALUE		3,033
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		269,547
SOH/AGL Deduction		133,806
ASSESSED VALUE		135,741
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,019
TOTAL JUST VALUE		269,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25193	CO ISSUED	0	12/12/2011
E23856	NEW CONSTR	0	10/01/2011
M16609	H/AC	0	10/01/2011
P15013	NEW CONSTR	0	10/01/2011
B25193	NEW CONSTR	170,136	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1768/1752	12/06/2011	WD	Q	I	01	144,300
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: FORD MARK K & ANNE						
1749/0960	7/28/2011	WD	U	V	30	30,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: PERFECT FIT BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W12 FOP=[YR=2011] N10 W12 PTO=[YR=2011] W23 S10 E23 N10 $ S10 E12 $ W35 S32 FGR=[YR=2011] S22 E19 N20 FOP=[YR=2011] E15 N8 W4 S3 W11 S5$ N2 W19 $ E19 N3 E11 N3 E4 S8 E13 N34 $.

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	641.00	SF	5.20	5.20	100	2011	2011	3	91	3,033	

LAND DESCRIPTION

TOTAL OB/XF 3,033

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