LOT 643
IN OR 1995/702
HERON ISLES #2 PB 7/218

EHLINGER CHRISTOPHER BURKE
3845 RANCH ROAD 2222 7
AUSTIN, TX 78731

2025

37-3N-28-0740-0643-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

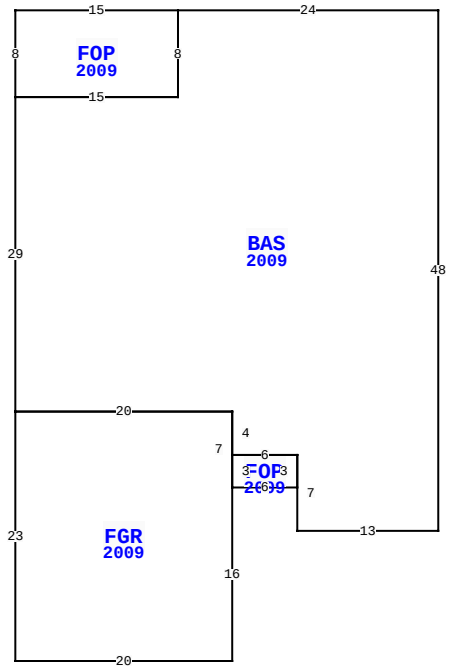
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,490	100	2009	1,490	157,842
FGR	460	55	2009	253	26,802
FOP	18	30	2009	5	530
FOP	120	30	2009	36	3,814
TOTALS	2,088			1,784	188,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	114.0300	114.03	203,430	2009	2009	0	0	0	7.10	92.90

1 SINGLE FAM – 0% - 0 Heated Area: 1490 HX Base Yr



96070 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	188,986
TOTAL MARKET OB/XF VALUE	2,536
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	256,522
SOH/AGL Deduction	18,428
ASSESSED VALUE	238,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,094
TOTAL JUST VALUE	256,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21893	CO ISSUED	0	09/29/2009
M14204	H/AC	0	10/01/2008
E21287	ELEC OTHER	2,000	09/01/2008
R11547	REPAIR/RRF	2,000	09/01/2008
B21893	NEW CONSTR	137,082	09/01/2008
P13482	OTHER	0	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/0702	7/31/2015	QC	U	I	11	100
GRANTOR: EHLINGER CHRISTOPHER						
GRANTEE: EHLINGER CHRISTOPHE						
1643/0686	10/06/2009	WD	Q	I	01	167,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: EHLINGER CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W24 FOP=[YR=2009] W15 S8 E15 N8 $ S8 W15 S29
FGR=[YR=2009] S23 E20 N16 FOP=[YR=2009] E6 N3 W6 S3 $ N7
W20 $ E20 S4 E6 S7 E13 N48 $.

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	0	0	0	548.00	SF	5.20	5.20	100	2009	2009	3	89	2,536	

LAND DESCRIPTION

TOTAL OB/XF 2,536

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	0	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