LOT 644
HERON ISLES #2 PB 7/218

ALTMAN TAMMIE
96058 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0740-0644-0000

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		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

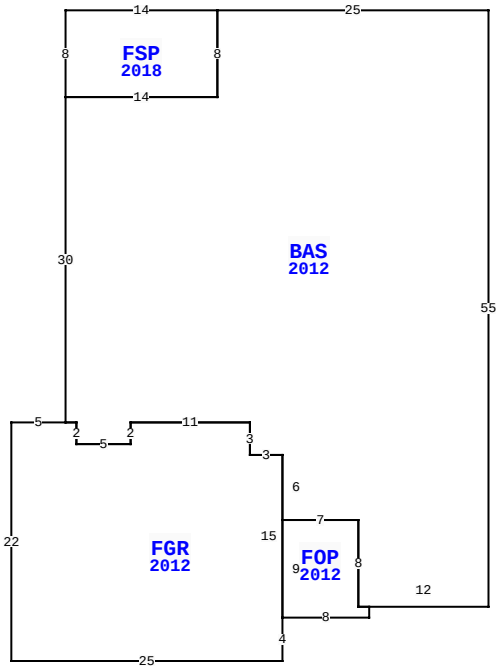
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	2012	1,656	175,336
FGR	531	55	2012	292	30,917
FOP	64	30	2012	19	2,012
FSP	112	40	2018	45	4,764
TOTALS	2,363			2,012	213,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,012	112.1610	112.16	225,666	2012	2012	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2020 Heated Area: 1656 HX Base Yr 2020



96058 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		213,029
TOTAL MARKET OB/XF VALUE		4,483
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		282,512
SOH/AGL Deduction		120,179
ASSESSED VALUE		162,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,611
TOTAL JUST VALUE		282,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C012413	CO ISSUED	0	01/24/2013
M1217701	H/AC	0	10/01/2012
B26435	NEW CONSTR	199,732	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/0188	3/05/2019	WD	Q	I	01	214,900
GRANTOR: DUNKLE WILLIAM D & JU						
GRANTEE: ALTMAN TAMMIE						
1837/1450	1/29/2013	WD	Q	I	01	164,800
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: DUNKLE WILLIAM D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W25 FSP=[YR=2018] W14 S8 E14 N8 $ S8 W14 S30 FGR=[YR=2012] W5 S22 E25 N4 FOP=[YR=2012] E8 N1 W1 N8 W7 S9 $ N15 W3 N3 W11 S2 W5 N2 W1 $ E1 S2 E5 N2 E11 S3 E3 S6 E7 S8 E12 N55$.

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	937.00	SF	5.20	5.20	100	2012	2012	3	92	4,483	

LAND DESCRIPTION

TOTAL OB/XF 4,483

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