LOT 645
HERON ISLES #2 PB 7/218

WILKINSON AMY P
77643 LUMBER CREEK BLVD
YULEE, FL 32097

2025

37-3N-28-0740-0645-0000

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

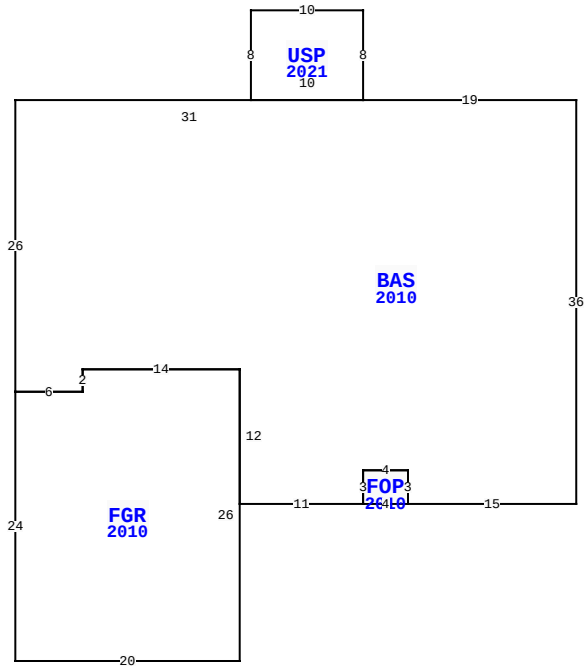
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2010	1,560	170,948
FGR	508	55	2010	279	30,574
FOP	12	30	2010	4	439
USP	80	30	2021	24	2,630
TOTALS	2,160			1,867	204,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	117.2031	117.20	218,812	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1560 HX Base Yr



96044 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	204,589
TOTAL MARKET OB/XF VALUE	2,920
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	272,509
SOH/AGL Deduction	0
ASSESSED VALUE	272,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,509
TOTAL JUST VALUE	272,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107041	REMODEL-SCRN ENCL	2,750	06/01/2021
C23761	CO ISSUED	0	04/19/2011
E22785	NEW CONSTR	0	07/01/2010
M15501	H/AC	0	07/01/2010
P14351	NEW CONSTR	0	07/01/2010
B23761	NEW CONSTR	174,287	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0326	3/26/2023	QC	U	I	11	100
GRANTOR: DAVIS NANCY L/E						
GRANTEE: WILKINSON AMY P						
2591/0763	9/19/2022	WD	U	I	11	100
GRANTOR: DAVIS NANCY						
GRANTEE: WILKINSON AMY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W19 USP=[YR=2021] N8 W10 S8 E10 $ W31 S26
FGR=[YR=2010] S24 E20 N26 W14 S2 W6 $ E6 N2 E14 S12 E11
FOP=[YR=2010] E4 N3 W4 S3 $ N3 E4 S3 E15 N36 $.

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	624.00	SF	5.20	5.20	100	2010	2010	3	90	2,920	

LAND DESCRIPTION

TOTAL OB/XF 2,920

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/11/2021 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS