LOT 646
IN OR 1817/638
HERON ISLES #2 PB 7/218

ROBERTSON ADRIENNE
96022 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0646-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

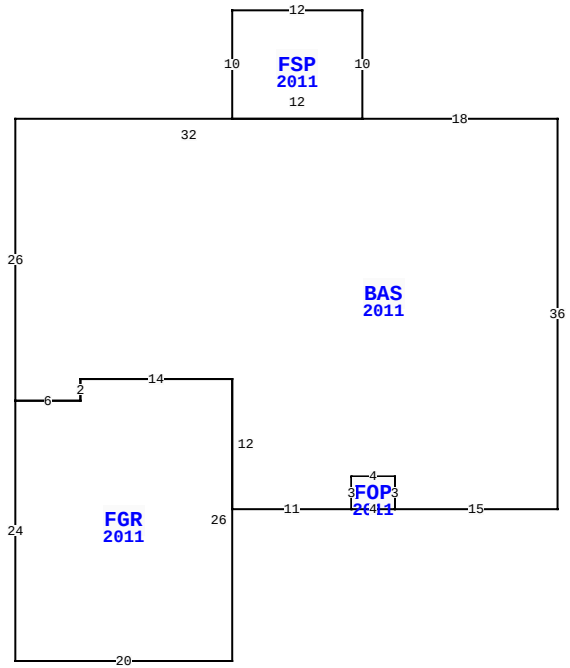
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2011	1,560	165,981
FGR	508	55	2011	279	29,685
FOP	12	30	2011	4	426
FSP	120	40	2011	48	5,107
TOTALS	2,200			1,891	201,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	113.1900	113.19	214,042	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1560 HX Base Yr 2012



96022 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		201,199
TOTAL MARKET OB/XF VALUE		3,066
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		269,265
SOH/AGL Deduction		131,623
ASSESSED VALUE		137,642
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		81,920
TOTAL JUST VALUE		269,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24400	CO ISSUED	0	04/19/2011
M15993	H/AC	0	03/01/2011
B24400	NEW CONSTR	180,420	02/01/2011
P14667	NEW CONSTR	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1817/0638	10/02/2012	WD	U	I	30	100
GRANTOR: ROBERTSON ADRIENNE						
GRANTEE: ROBERTSON BRUCE A E						
1735/1307	4/25/2011	WD	Q	I	02	136,600
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: ROBERTSON HENRY & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 FSP=[YR=2011] N10 W12 S10 E12 $ W32 S26
FGR=[YR=2011] S24 E20 N26 W14S2 W6 $E6 N2 E14 S12 E11
FOP=[YR=2011] 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	100	0	0	648.00	SF	5.20	5.20	100	2011	2011	3	91	3,066	

LAND DESCRIPTION

TOTAL OB/XF 3,066

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