LOT 647
HERON ISLES #2 PB 7/218

WOLF JACQUELINE & RONALD
96625 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0740-0647-0000

BUILDING CHARACTERISTICS

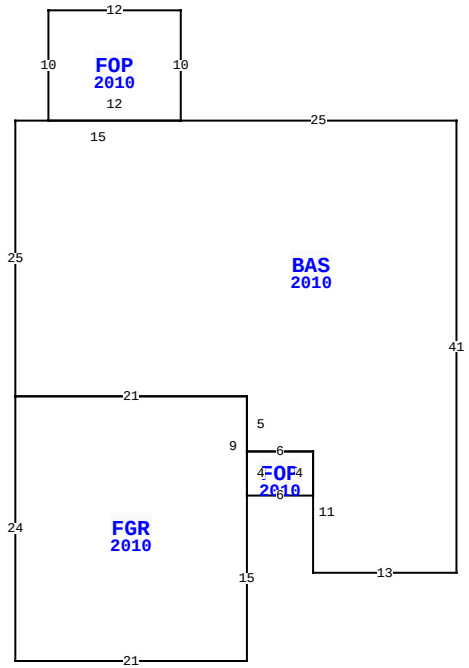
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,238	100	2010	1,238	147,729
FGR	504	55	2010	277	33,054
FOP	24	30	2010	7	835
FOP	120	30	2010	36	4,296
TOTALS	1,886			1,558	185,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,558	128.3058	128.31	199,907	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1238 HX Base Yr 2021



96625 GRAYLON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,914
TOTAL MARKET OB/XF VALUE		34,223
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		285,137
SOH/AGL Deduction		92,782
ASSESSED VALUE		192,355
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,633
TOTAL JUST VALUE		285,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1702390	ELEC OTHER	0	04/01/2017
C24057	CO ISSUED	0	01/26/2011
M15756	H/AC	0	11/01/2010
B24057	NEW CONSTR	148,361	10/01/2010
P14496	NEW CONSTR	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2343/0524	2/26/2020	WD	Q	I	01	240,000
GRANTOR: MCDONALD HOLLY DIANE						
GRANTEE: WOLF JACQUELINE & R						
1930/1173	7/25/2014	WD	Q	I	01	169,000
GRANTOR: AFFINATI KATHLEEN M						
GRANTEE: MCDONALD HOLLY DIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W25 FOP=[YR=2010] N10 W12 S10 E12 $ W15 S25
FGR=[YR=2010] S24 E21 N15 FOP=[YR=2010] E6 N4 W6 S4 $ N9
W21 $ E21 S5 E6 S11 E13 N41 $.

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	755.00	SF	5.20	5.20	100	2010	2010	3	90	3,533	
2	0861	POOL GUNIT	0	100	0	0	435.00	SF	85.00	85.00	100	2010	2010	3	56	20,706	
3	0855	CONC PAVER	0	100	0	0	475.00	SF	10.00	10.00	100	2010	2010	3	90	4,275	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	78	468	
5	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2011	2011	3	78	3,894	
6	0350	CARPORT WD	0	100	14	10	140.00	SF	13.00	13.00	100	2017	2017	3	74	1,347	

LAND DESCRIPTION

TOTAL OB/XF 34,223

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	000100	C	RES	100	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 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS