LOT 528
IN OR 2011/30
HERON ISLES PHASE TWO C-1

RADETIC MICHAEL A
4919 WILLOW PRESERVE WAY
PALMETTO, FL 34221

2025

37-3N-28-0741-0528-0000

BUILDING CHARACTERISTICS

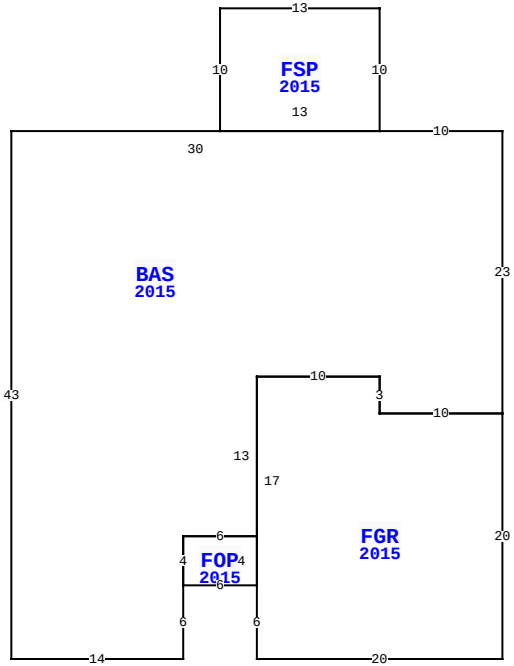
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,230	100	2015	1,230	151,271
FGR	430	55	2015	236	29,024
FOP	24	30	2015	7	861
FSP	130	40	2015	52	6,395
TOTALS	1,814			1,525	187,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,525	128.3058	128.31	195,673	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 0 Heated Area: 1230 HX Base Yr



95820 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	187,553
TOTAL MARKET OB/XF VALUE	6,290
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	258,843
SOH/AGL Deduction	14,919
ASSESSED VALUE	243,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,924
TOTAL JUST VALUE	258,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530424	CO ISSUED	0	10/23/2015
B1530424	NEW CONSTR	160,230	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2011/0030	10/23/2015	WD	Q	I	02	150,700
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: RADETIC MICHAEL A						
1961/1630	2/02/2015	WD	Q	V	02	30,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 FSP=[YR=2015] N10 W13 S10 E13$ W30 S43 E14 N6 FOP=[YR=2015] E6 FGR=[YR=2015] S6 E20 N20 W10 N3 W10 S17$ N4 W6 S4$ N4 E6 N13 E10 S3 E10 N23$.

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	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
2	0810	CONCRETE A	0	0	0	0	516.00	SF	6.50	6.50	100	2015	2015	3	95	3,186	
3	0476	VF 6 SBPL	0	0	0	0	75.00	LF	32.00	32.00	100	2016	2016	3	89	2,136	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0479	VF PICKET	0	0	0	0	30.00	LF	10.00	10.00	100	2016	2016	3	89	267	
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 6,290

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 07/16/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS