LOT 529
HERON ISLES PHASE TWO C-1
PBK 8/77

FARIS CATHY TRUST/FARIS CATHY TRUSTEE
86135 COURTNEY ISLES WAY 3102
YULEE, FL 32097

**2025**

**37-3N-28-0741-0529-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

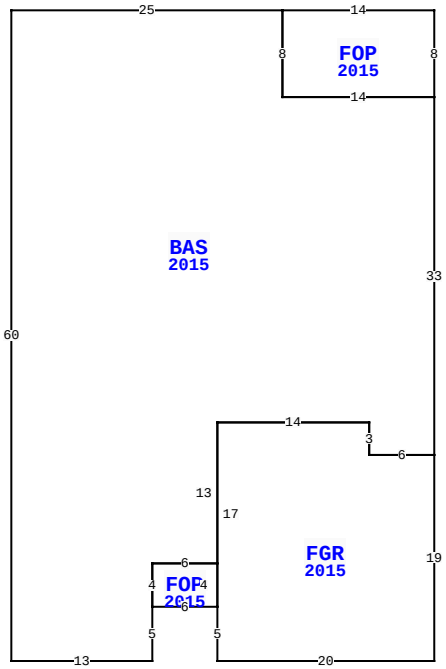
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 1,752 | 100 | 2015 | 1,752 | 199,584 |
| FGR | 422 | 55 | 2015 | 232 | 26,429 |
| FOP | 24 | 30 | 2015 | 7 | 797 |
| FOP | 112 | 30 | 2015 | 34 | 3,873 |
| TOTALS | 2,310 | | | 2,025 | 230,683 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,025 | 118.8495 | 118.85 | 240,671 | 2015 | 2015 | 0 | 0 | 0 | 4.15 | 95.85 |

1 SINGLE FAM – 0% - 2025 Heated Area: 1752 HX Base Yr




95836 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 | 230,683 |
| TOTAL MARKET OB/XF VALUE | 3,174 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 298,857 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 298,857 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 298,857 |
| TOTAL JUST VALUE | 298,857 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 288,949 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530885 | CO ISSUED | 0 | 12/11/2015 |
| B1530885 | NEW CONSTR | 218,288 | 07/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2744/38 | 10/15/2024 | WD | Q | I | 02 | 320,000 |
| GRANTOR: TILMAN JOSEPH M | | | | | | |
| GRANTEE: FARIS CATHY TRUST | | | | | | |
| 2444/0096 | 3/18/2021 | WD | Q | I | 01 | 265,000 |
| GRANTOR: PATRICK BRET L | | | | | | |
| GRANTEE: TILMAN JOSEPH M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2015] W14 BAS=[YR=2015] W25 S60 E13 N5
FOP=[YR=2015] E6 FGR=[YR=2015] S5 E20 N19 W6 N3 W14 S17$ N4 W6 S4$ N4 E6 N13 E14 S3 E6 N33 W14 N8$ S8 E14 N8$.

## 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 | 14 | 3 | 42.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 259 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 590.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 2,915 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,174

| 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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS