

LOT 530
HERON ISLES PHASE TWO C-1
PBK 8/77

VAN RAVESTEIN JENNY R & DERRICK L
95844 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0741-0530-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	14	CARPET 60
Interior Floo	11	CLAY TILE 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
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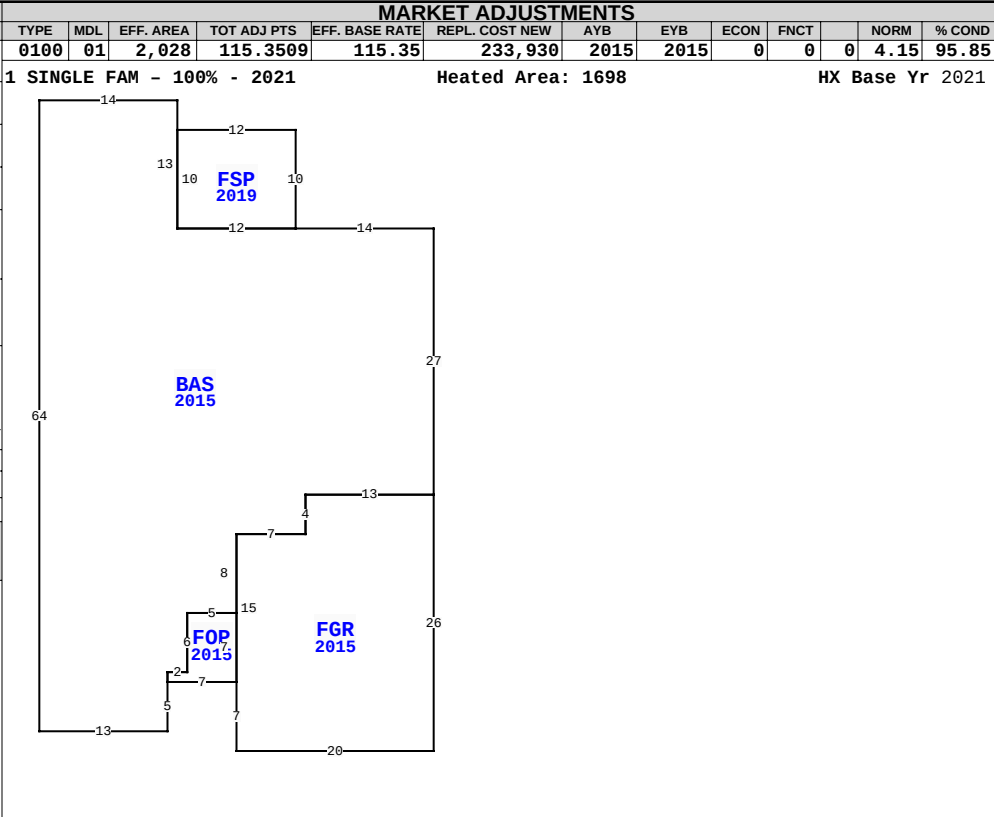
NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	2015	1,698	187,736
FGR	492	55	2015	271	29,963
FOP	37	30	2015	11	1,216
FSP	120	40	2019	48	5,307

TOTALS	2,347			2,028	224,222
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	304.00	SF	10.00
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
6	0479	VF PICKET	0	100	0	0	50.00	LF	10.00
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00



95844 GRAYLON DR, YULEE	BLD DATE		LGL DATE	05/13/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	612.00	SF	5.20	5.20	100	2015	2015	3	95	3,023	
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2015	2015	3	87	2,784	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2015	2015	3	75	19,890	
4	0855	CONC PAVER	0	100	0	0	304.00	SF	10.00	10.00	100	2015	2015	3	95	2,888	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	
6	0479	VF PICKET	0	100	0	0	50.00	LF	10.00	10.00	100	2015	2015	3	87	435	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

TOTAL OB/XF										29,542							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										224,222				
TOTAL MARKET OB/XF VALUE										29,542				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										318,764				
SOH/AGL Deduction										82,143				
ASSESSED VALUE										236,621				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										185,899				
TOTAL JUST VALUE										318,764				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										309,740				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429676	CO ISSUED	0	05/08/2015
B1530057	SWIM POOL	15,000	03/01/2015
B1429676	NEW CONSTR	212,236	12/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2257/0492	2/19/2019	WD	Q		I	01	242,500
GRANTOR: LEE ALAN T & VICTORIA							
GRANTEE: VAN RAVESTEIN JENNY							
1980/0357	5/08/2015	WD	Q		I	01	185,500
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: LEE ALAN T & VICTOR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W14 FSP=[YR=2019] N10 W12 S10 E12 \$ W12 N13 W14 S64 E13 N5 FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N26 W13 S4 W7 S15 \$ N7 W5 S6 W2 S1 \$ N1 E2 N6 E5 N8 E7 N4 E13 N27 \$.									