LOT 531
HERON ISLES PHASE TWO C-1
PBK 8/77

STARK HAROLD E & MARJORIE L
95852 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0741-0531-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

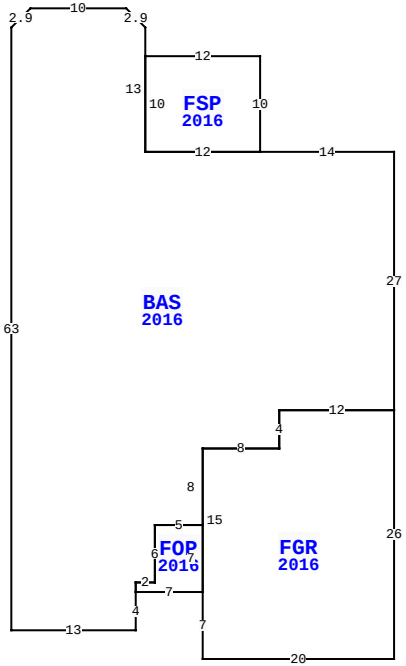
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,713	100	2016	1,713	188,171
FGR	488	55	2016	268	29,440
FOP	37	30	2016	11	1,208
FSP	120	40	2016	48	5,272
TOTALS	2,358			2,040	224,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	114.0132	114.01	232,580	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2021 Heated Area: 1713 HX Base Yr 2021



95852 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		224,091
TOTAL MARKET OB/XF VALUE		3,853
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		292,944
SOH/AGL Deduction		80,726
ASSESSED VALUE		212,218
TOTAL EXEMPTION VALUE	VP HX HB VX	149,620
BASE TAXABLE VALUE		62,598
TOTAL JUST VALUE		292,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531106	CO ISSUED	0	02/17/2016
B1531106	NEW CONSTR	217,473	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/1327	8/27/2020	WD	Q	I	01	229,500
GRANTOR: CANIGIANI ANDREW						
GRANTEE: STARK HAROLD E & MA						
2036/0879	3/23/2016	WD	Q	I	01	176,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CANIGIANI ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FSP=[YR=2016] N10 W12 S10 E12$ W12 N13 U2 L2 W10 L2 D2 S63 E13 N4 FOP=[YR=2016] E7 FGR=[YR=2016] S7 E20 N26 W12 S4 W8 S15$ N7 W5 S6 W2 S1$ N1 E2 N6 E5 N8 E8 N4 E12 N27$.

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	100	15	3	45.00	SF	6.50	6.50	100	2016	2016	3	95	278	
2	0810	CONCRETE A	0	100	0	0	579.00	SF	6.50	6.50	100	2016	2016	3	95	3,575	

LAND DESCRIPTION

TOTAL OB/XF 3,853

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 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