LOT 532
IN OR 2220/1339
HERON ISLES PHASE TWO C-1

GERBER HARRISON
95864 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0741-0532-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

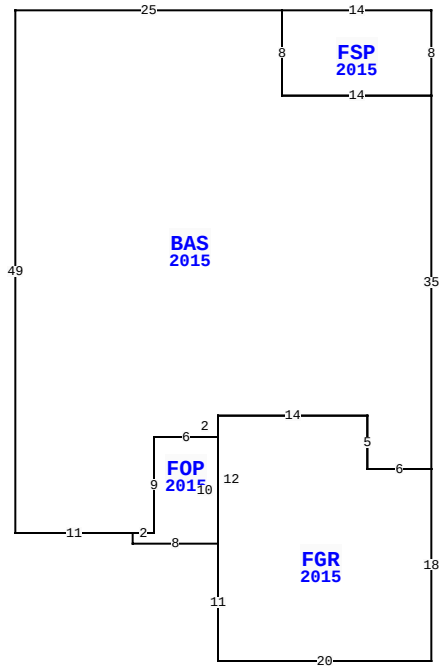
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,555	100	2015	1,555	174,683
FGR	430	55	2015	236	26,511
FOP	62	30	2015	19	2,135
FSP	112	40	2015	45	5,055
TOTALS	2,159			1,855	208,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,855	117.2031	117.20	217,406	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1555 HX Base Yr 2019



95864 GRAYLON DR, YULEE

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

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	20	3	60.00	SF	6.50	6.50	100	2015	2015	3	95	371	
2	0811	CONCRETE B	0	100	0	0	515.00	SF	5.20	5.20	100	2015	2015	3	95	2,544	
3	0476	VF 6 SBPL	0	100	0	0	85.00	LF	32.00	32.00	100	2016	2016	3	89	2,421	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0479	VF PICKET	0	100	0	0	50.00	LF	10.00	10.00	100	2016	2016	3	89	445	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,384
TOTAL MARKET OB/XF VALUE		6,315
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		279,699
SOH/AGL Deduction		94,155
ASSESSED VALUE		185,544
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,822
TOTAL JUST VALUE		279,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530884	CO ISSUED	0	12/14/2015
B1530884	NEW CONSTR	199,315	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/1339	9/05/2018	WD	Q	I	01	207,500
GRANTOR: SAMPLE BENNY T & YUKA						
GRANTEE: GERBER HARRISON						
2018/1469	12/11/2015	WD	Q	I	01	167,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: SAMPLE BENNY T						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W14 BAS=[YR=2015] W25 S49 E11 FOP=[YR=2015] S1 E8 FGR=[YR=2015] S11 E20 N18 W6 N5 W14 S12$ N10 W6 S9 W2$ E2 N9 E6 N2 E14 S5 E6 N35 W14 N8$ S8 E14 N8$.

LAND DESCRIPTION

TOTAL OB/XF 6,315

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