LOT 534
IN OR 1975/973
HERON ISLES PHASE TWO C-1

ALVAR FL LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

2025

37-3N-28-0741-0534-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

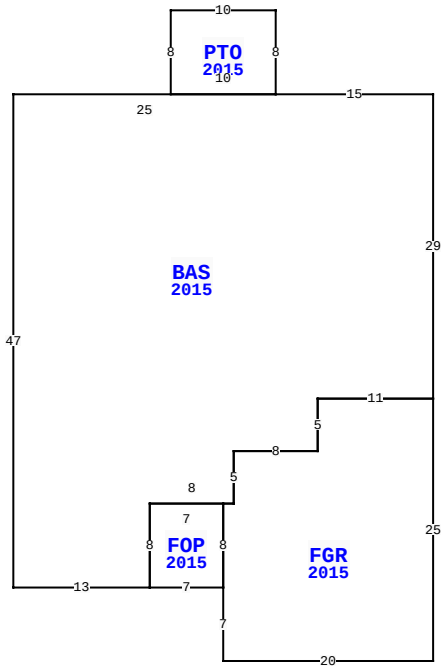
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	2015	1,514	166,346
FGR	450	55	2015	248	27,249
FOP	56	30	2015	17	1,868
PTO	80	5	2015	4	440
TOTALS	2,100			1,783	195,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	114.4500	114.45	204,064	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 1514 HX Base Yr



95886 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	0	18	3	54.00	SF	6.50	6.50	100	2015	2015	3	95	333	
2	0811	CONCRETE B	0	0	0	0	628.00	SF	5.20	5.20	100	2015	2015	3	95	3,102	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	195,901
TOTAL MARKET OB/XF VALUE	3,435
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	264,336
SOH/AGL Deduction	15,105
ASSESSED VALUE	249,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,231
TOTAL JUST VALUE	264,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530409	CO ISSUED	0	08/28/2015
B1530409	NEW CONSTR	193,047	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1975/0973	4/09/2015	WD	Q	V	01	30,000

GRANTOR: HERON ISLES JOINT VEN
GRANTEE: ALVAR FL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 PTO=[YR=2015] N8 W10 S8 E10$ W25 S47 E13
FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N25 W11 S5 W8 S5 W1
S8$ N8 W7 S8$ N8 E8 N5 E8 N5 E11 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,435

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 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS