

LOT 535
HERON ISLES PHASE TWO C-1
PBK 8/77

MILTIER JONATHAN D & HEATHER L
95908 GRAYLON DRIVE
YULEE, FL 32034

2025

37-3N-28-0741-0535-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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		

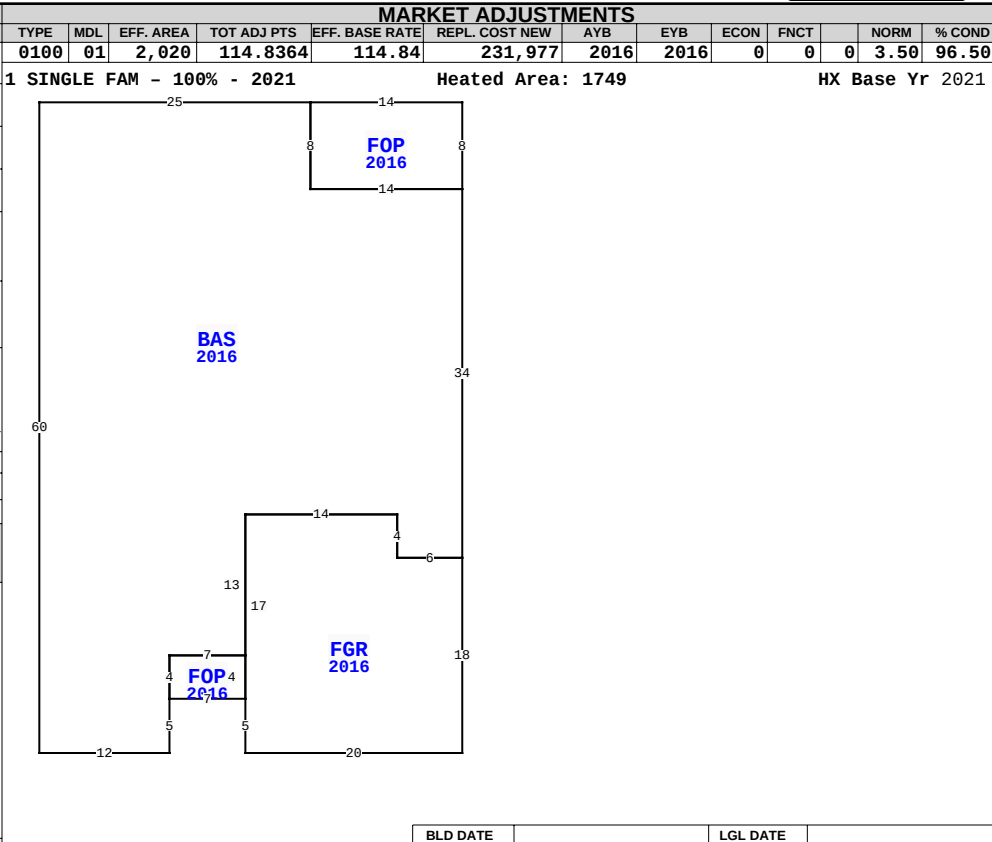
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,749	100	2016	1,749	193,825
FGR	416	55	2016	229	25,378
FOP	28	30	2016	8	887
FOP	112	30	2016	34	3,768
TOTALS	2,305			2,020	223,858

EXTRA FEATURES					
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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	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2016	2016	3	95	259	
2	0810	CONCRETE A	0	100	0	0	595.00	SF	6.50	6.50	100	2016	2016	3	95	3,674	
3	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2016	2016	3	89	342	

LAND DESCRIPTION																	
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

REVIEW DATE	02/26/2024	BY	KBA
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95908 GRAYLON DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/13/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF																	
4,275																	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										223,858	
TOTAL MARKET OB/XF VALUE										4,275	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										293,133	
SOH/AGL Deduction										80,862	
ASSESSED VALUE										212,271	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										161,549	
TOTAL JUST VALUE										293,133	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										283,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531370	CO ISSUED	0	05/24/2016
B1531370	NEW CONSTR	0	11/04/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2395/0593	9/23/2020	WD	Q	I	01	255,000	
GRANTOR: O'CONNOR JENNIFER L &							
GRANTEE: MILTIER JONATHAN D							
2053/1714	6/15/2016	WD	Q	I	01	170,000	
GRANTOR: ESB INVESTMENTS LLC							
GRANTEE: OCONNOR JENNIFER L							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FOP=[YR=2016] W14 BAS=[YR=2016] W25 S60 E12 N5																	
FOP=[YR=2016] E7 FGR=[YR=2016] S5 E20 N18 W6 N4 W14 S17\$ N4																	
W7 S4\$ N4 E7 N13 E14 S4 E6 N34 W14 N8\$ S8 E14 N8\$.																	