LOT 537
HERON ISLES PHASE TWO C-1
PBK 8/77

MCCONNELL KATHY
95926 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0741-0537-0000

BUILDING CHARACTERISTICS

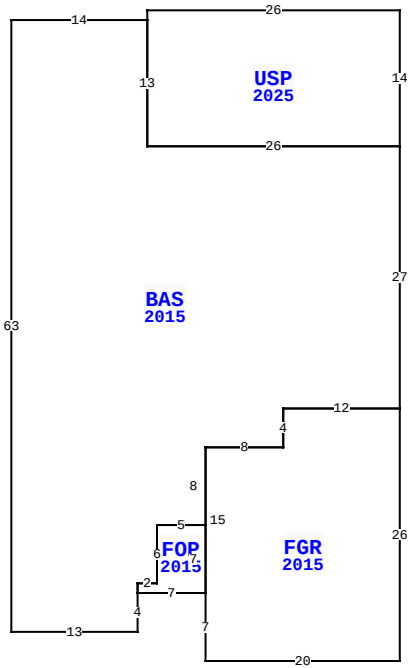
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,689	100	2015	1,689	188,910
FGR	488	55	2015	268	29,975
FOP	37	30	2015	11	1,231
USP	364	30	2025	109	12,191
TOTALS	2,578			2,077	232,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,077	116.6886	116.69	242,365	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1689 HX Base Yr 2019



95926 GRAYLON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,307
TOTAL MARKET OB/XF VALUE		57,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		354,387
SOH/AGL Deduction		100,641
ASSESSED VALUE		253,746
TOTAL EXEMPTION VALUE	WX HX HB VX	60,722
BASE TAXABLE VALUE		193,024
TOTAL JUST VALUE		354,387
NCON VALUE		61,331
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240002759	IN GROUND CONCRET	53,095	03/08/2024
B240001887	POOL SC ENCL	16,500	02/16/2024
B1531557	VINYLPOOL	12,599	12/01/2015
B1530395	CO ISSUED	0	09/24/2015
B1530395	NEW CONSTR	212,057	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1579	12/04/2023	FJ	U	I	11	0
GRANTOR: MCCONNELL DAVID WAYNE						
GRANTEE: MCCONNELL KATHY						
2231/0755	10/12/2018	WD	Q	I	01	235,000
GRANTOR: WILLIAMS CHERYL A & R						
GRANTEE: MCCONNELL DAVID WAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W26 N13 W14 S63 E13 N4 N1 E2 N6 E5 N8 E8 N4 E12 N27 $
FGR=[YR=2015;ORIG=-20,46] S7 E20 N26 W12 S4 W8 S15 $
FOP=[YR=2015;ORIG=-27,46] E7 N7 W5 S6 W2 S1 $
USP=[YR=2025;ORIG=-26,-14] E26 S14 W26 N13 N1 $
.

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	17	3	51.00	SF	6.50	6.50	100	2015	2015	3	95	315	
2	0811	CONCRETE B	0	100	0	0	590.00	SF	5.20	5.20	100	2015	2015	3	95	2,915	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
7	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2016	2016	3	89	4,443	
8	0861	POOL GUNIT	0	100	23	14	322.00	SF	85.00	85.00	100	2025	2024		100	27,370	
9	0912	SCRN RM G	0	100	0	0	833.00	SF	20.00	20.00	100	2025	2024		100	16,660	
10	0855	CONC PAVER	0	100	0	0	511.00	SF	10.00	10.00	100	2025	2024		100	5,110	

LAND DESCRIPTION

TOTAL OB/XF 57,080

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	000100	C	RES	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 12/19/2024 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS