LOT 539
IN OR 1985/1353
HERON ISLES PHASE TWO C-1

MIXON JOSHUA R & MEGAN M
95938 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0741-0539-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

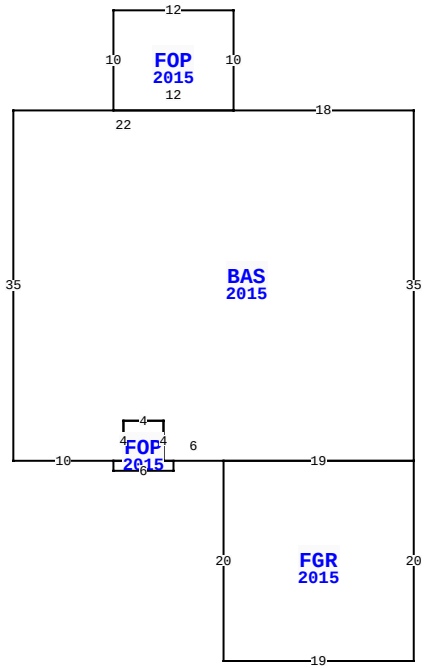
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,384	100	2015	1,384	163,526
FGR	380	55	2015	209	24,694
FOP	22	30	2015	7	827
FOP	120	30	2015	36	4,254
TOTALS	1,906			1,636	193,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,636	123.2721	123.27	201,670	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1384 HX Base Yr 2016



95938 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		193,301
TOTAL MARKET OB/XF VALUE		7,606
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		265,907
SOH/AGL Deduction		111,522
ASSESSED VALUE		154,385
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,663
TOTAL JUST VALUE		265,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529849	CO ISSUED	0	05/29/2015
B1529849	NEW CONSTR	168,617	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1985/1353	6/05/2015	WD	Q	I	01	149,471
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MIXON JOSHUA R & ME						
1950/0715	11/18/2014	WD	Q	V	05	60,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FOP=[YR=2015] N10 W12 S10 E12 $ W22 S35 E10 FOP=[YR=2015] S1 E6 N1 W1 N4 W4 S4 W1 $ E1 N4 E4 S4 E6 FGR=[YR=2015] S20 E19 N20 W19 $ E19 N35 $.

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	0	0	612.00	SF	6.50	6.50	100	2015	2015	3	95	3,779	
2	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2016	2016	3	89	3,560	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 7,606

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 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