LOT 541
IN OR 2053/1687
HERON ISLES PHASE TWO C-1

DIAZ GUADALUPE
95950 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0741-0541-0000

BUILDING CHARACTERISTICS

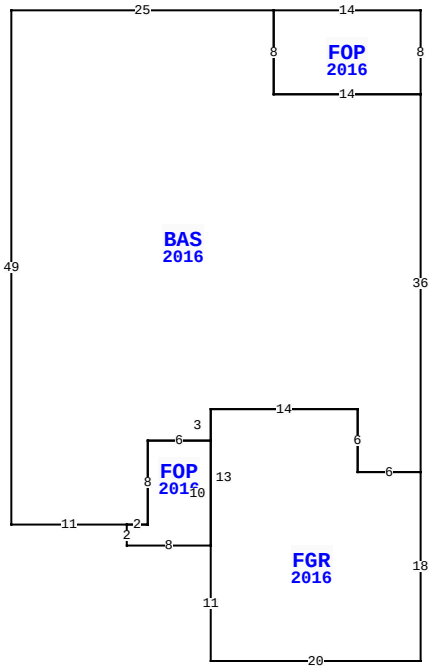
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,567	100	2016	1,567	173,688
FGR	444	55	2016	244	27,045
FOP	64	30	2016	19	2,106
FOP	112	30	2016	34	3,768
TOTALS	2,187			1,864	206,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	115.0422	115.04	214,435	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2017 Heated Area: 1567 HX Base Yr 2017



95950 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		206,608
TOTAL MARKET OB/XF VALUE		3,940
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		275,548
SOH/AGL Deduction		113,285
ASSESSED VALUE		162,263
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,541
TOTAL JUST VALUE		275,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531519	CO ISSUED	0	05/27/2016
B1531519	NEW CONSTR	199,999	12/07/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/1687	6/09/2016	WD	Q	I	02	168,400
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: DIAZ GUADALUPE						
1984/0781	6/04/2015	WD	Q	V	05	240,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W14 BAS=[YR=2016] W25 S49 E11 FOP=[YR=2016] S2 E8 FGR=[YR=2016] S11 E20 N18 W6 N6 W14 S13$ N10 W6 S8 W2$ E2 N8 E6 N3 E14 S6 E6 N36 W14 N8$ S8 E14 N8$.

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	19	3	57.00	SF	6.50	6.50	100	2016	2016	3	95	352	
2	0810	CONCRETE A	0	100	0	0	581.00	SF	6.50	6.50	100	2016	2016	3	95	3,588	

LAND DESCRIPTION

TOTAL OB/XF 3,940

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS