

LOT 543
HERON ISLES PHASE TWO C-1
PBK 8/77

GIBSON KURT
95974 GRAYLON DR
YULEE, FL 32097

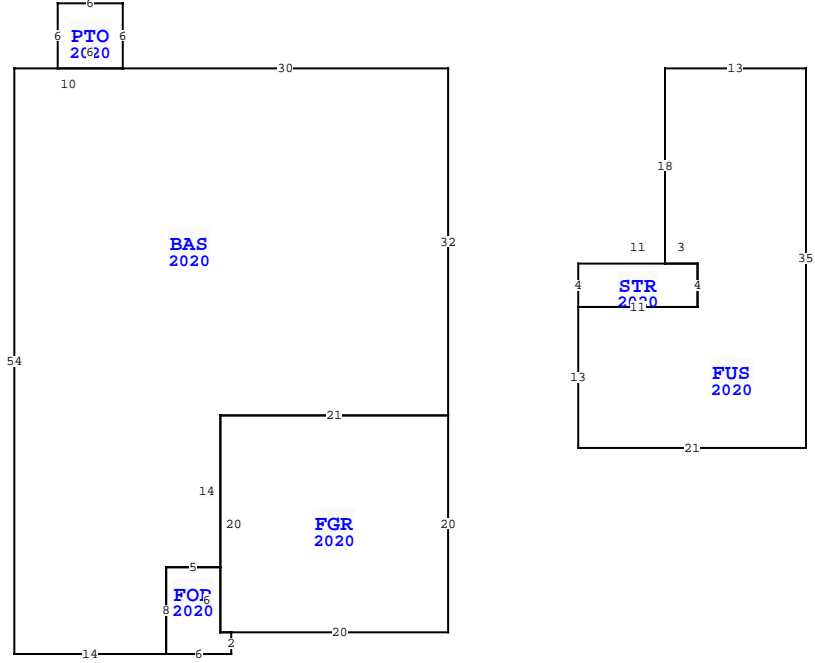
2025

37-3N-28-0741-0543-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	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		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	1,658	100	2020
FGR	420	55	2020
FOP	42	30	2020
FUS	547	100	2020
PTO	36	5	2020
STR	44	10	2020
TOTALS	2,747		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 0	118.14	290,034	2020	2020	0	0	1.50	98.50	Heated Area: 2205 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			285,683
TOTAL MARKET OB/XF VALUE			2,969
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			353,652
SOH/AGL Deduction			5,067
ASSESSED VALUE			348,585
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			348,585
TOTAL JUST VALUE			353,652
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			382,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009413	CO ISSUED	0	12/28/2020
B2009413	NEW CONSTR	291,075	10/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1726	12/31/2020	WD Q	Q	I	01	260,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GIBSON KURT						
2397/1767	10/01/2020	WD Q	Q	V	05	126,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES																			
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	0	6	3			18.00	SF	6.50	6.50	100	2020	2020	3	98	115	
2	0810	CONCRETE A	0	0	28	16			448.00	SF	6.50	6.50	100	2020	2020	3	98	2,854	

BLD DATE		03/03/2023	NW	LGL DATE		05/13/2025	MLU
XF DATE				LAND DATE			
INC DATE				AG DATE			

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W30 PTO=[YR=2020] N6 W6 S6 E6\$ W10 S54 E14	
FOP=[YR=2020] E6 N2 FGR=[YR=2020] E20 N20 W21 S20 E1\$ W1 N6	
W5 S8\$ N8 E5 N14 E21 N32 \$ PTR= E20 FUS=[YR=2020] E13 S35	
W21 N13 STR=[YR=2020] N4 E11 S4 W11 \$ E11 N4 W3 N18\$ W20\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							