LOT 546
HERON ISLES PHASE TWO C-1
PBK 8/77

HALLER KIMBERLY
95979 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0741-0546-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

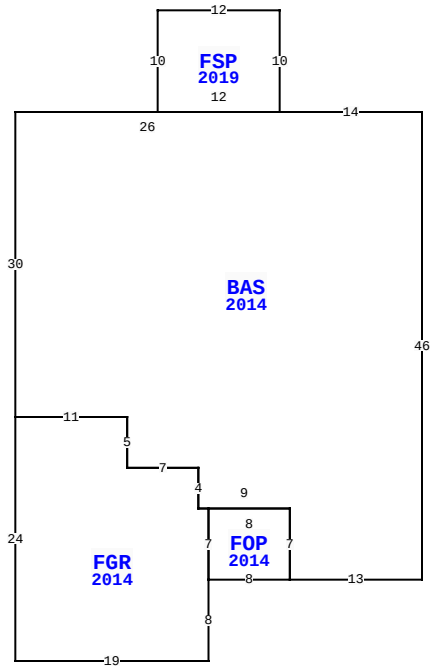
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,524	100	2014	1,524	170,583
FGR	412	55	2014	227	25,409
FOP	56	30	2014	17	1,903
FSP	120	40	2019	48	5,373
TOTALS	2,112			1,816	203,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	117.3900	117.39	213,180	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2020 Heated Area: 1524 HX Base Yr 2020



95979 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		203,267
TOTAL MARKET OB/XF VALUE		2,610
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		270,877
SOH/AGL Deduction		111,936
ASSESSED VALUE		158,941
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,219
TOTAL JUST VALUE		270,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429128	CO ISSUED	0	12/08/2014
B1429128	NEW CONSTR	189,880	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1254	6/24/2024	QC	U	I	11	100
GRANTOR: HALLER LIVING TRUST 0						
GRANTEE: HALLER KIMBERLY						
2703/801	3/27/2024	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: HALLER KIMBERLY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FSP=[YR=2019] N10 W12 S10 E12 $ W26 S30
FGR=[YR=2014] S24 E19 N8 FOP=[YR=2014] E8 N7 W8 S7 $ N7 W1
N4 W7 N5 W11 $ E11 S5 E7 S4 E9 S7 E13 N46 $.

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	0811	CONCRETE B	0	100	0	0	534.00	SF	5.20	5.20	100	2014	2014	3	94	2,610	

LAND DESCRIPTION

TOTAL OB/XF 2,610

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 01/24/2020 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS