LOT 548
HERON ISLES PHASE TWO C-1
PBK 8/77

THOMAS KIMBERLY A L/E/
95953 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0741-0548-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

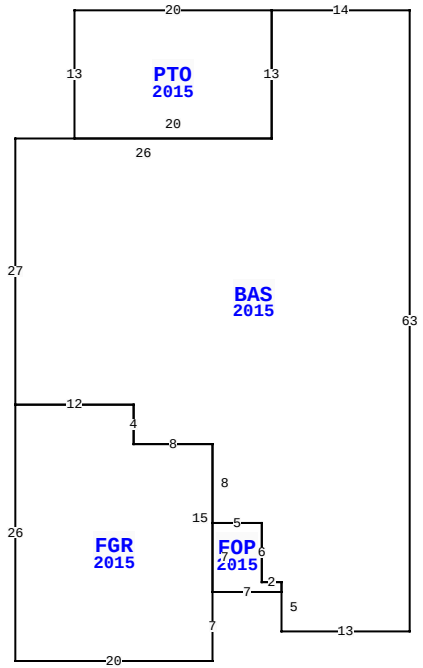
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,689	100	2015	1,689	184,572
FGR	488	55	2015	268	29,287
FOP	37	30	2015	11	1,202
PTO	260	5	2015	13	1,420
TOTALS	2,474			1,981	216,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,981	114.0132	114.01	225,854	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1689 HX Base Yr 2016



95953 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		216,481
TOTAL MARKET OB/XF VALUE		7,133
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		288,614
SOH/AGL Deduction		119,738
ASSESSED VALUE		168,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,154
TOTAL JUST VALUE		288,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529910	CO ISSUED	0	07/14/2015
B1529910	NEW CONSTR	212,236	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/0571	4/18/2022	WD	U	I	11	100
GRANTOR: THOMAS KIMBERLY A						
GRANTEE: THOMAS KIMBERLY ANN						
1996/1727	8/07/2015	WD	Q	I	01	159,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: THOMAS KIMBERLY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 PTO=[YR=2015] W20 S13 E20 N13 $ S13 W26
S27 FGR=[YR=2015] S26 E20 N7 FOP=[YR=2015] E7 N1 W2 N6 W5
S7$ N15 W8 N4 W12$ E12 S4 E8 S8 E5 S6 E2 S5 E13 N63 $.

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	590.00	SF	5.20	5.20	100	2015	2015	3	95	2,915	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2015	2015	3	95	296	
3	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	100	2015	2015	3	87	3,174	
4	0479	VF PICKET	0	100	0	0	56.00	LF	10.00	10.00	100	2015	2015	3	87	487	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 7,133

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 07/16/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS