LOT 550
IN OR 2059/362
HERON ISLES PHASE TWO C-1

FRANKLIN REBECCA J
95931 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0741-0550-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

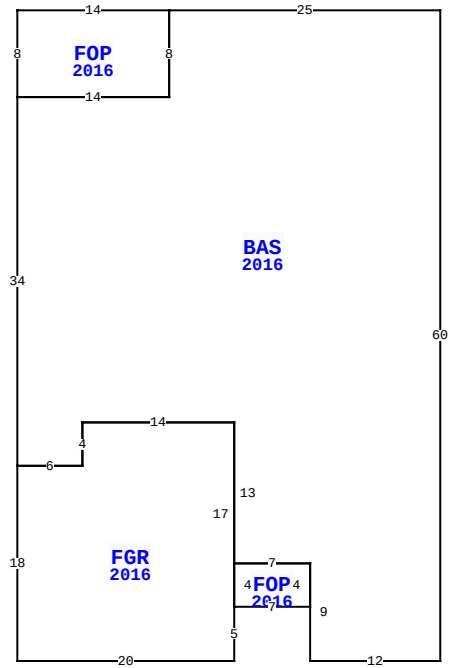
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,749	100	2016	1,749	197,501
FGR	416	55	2016	229	25,859
FOP	28	30	2016	8	904
FOP	112	30	2016	34	3,840
TOTALS	2,305			2,020	228,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,020	117.2031	117.20	236,744	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2018 Heated Area: 1749 HX Base Yr 2018



95931 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		228,103
TOTAL MARKET OB/XF VALUE		3,865
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		296,968
SOH/AGL Deduction		112,093
ASSESSED VALUE		184,875
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,153
TOTAL JUST VALUE		296,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531369	CO ISSUED	0	07/14/2016
B1531369	NEW CONSTR	0	11/04/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2059/0362	7/15/2016	WD	Q	I	01	159,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: FRANKLIN REBECCA J						
1984/0781	6/04/2015	WD	Q	V	05	240,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 FOP=[YR=2016] W14 S8 E14 N8$ S8 W14 S34
FGR=[YR=2016] S18 E20 N5 FOP=[YR=2016] E7 N4 W7 S4$ N17 W14
S4 W6$ E6 N4 E14 S13 E7 S9 E12 N60$.

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	14	3	42.00	SF	6.50	6.50	100	2016	2016	3	95	259	
2	0810	CONCRETE A	0	100	0	0	584.00	SF	6.50	6.50	100	2016	2016	3	95	3,606	

LAND DESCRIPTION

TOTAL OB/XF 3,865

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