LOT 551
HERON ISLES PHASE TWO C-1
PBK 8/77

PARK ASHLEY ELIZABETH
95913 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0741-0551-0000

BUILDING CHARACTERISTICS

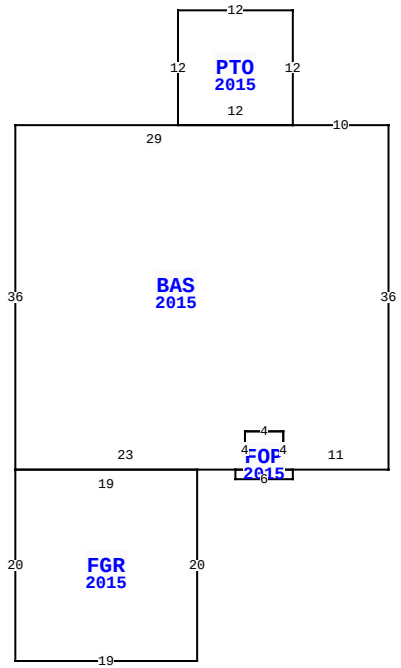
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,388	100	2015	1,388	162,148
FGR	380	55	2015	209	24,416
FOP	22	30	2015	7	818
PTO	144	5	2015	7	818
TOTALS	1,934			1,611	188,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,611	121.8798	121.88	196,349	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2025 Heated Area: 1388 HX Base Yr 2025



95913 GRAYLON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		188,201
TOTAL MARKET OB/XF VALUE		3,661
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		256,862
SOH/AGL Deduction		0
ASSESSED VALUE		256,862
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,140
TOTAL JUST VALUE		256,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530257	CO ISSUED	0	10/07/2015
B1530257	NEW CONSTR	170,545	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2729/590	7/31/2024	WD	Q	I	01	310,000
GRANTOR: HALE JOHN R & STEPHAN						
GRANTEE: PARK ASHLEY ELIZABE						
2010/0464	10/16/2015	WD	Q	I	01	141,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HALE JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 PTO=[YR=2015] N12 W12 S12 E12$ W29 S36 FGR=[YR=2015] S20 E19 N20 W19$ E23 FOP=[YR=2015] S1 E6 N1 W1 N4 W4 S4 W1$ E1 N4 E4 S4 E11 N36$.

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	32	3	96.00	SF	6.50	6.50	100	2015	2015	3	95	593	
2	0811	CONCRETE B	0	100	0	0	621.00	SF	5.20	5.20	100	2015	2015	3	95	3,068	

LAND DESCRIPTION

TOTAL OB/XF 3,661

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