LOT 553
HERON ISLES PHASE TWO C-1
PBK 8/77

HUNTOON DEBORAH A L/E/
95891 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0741-0553-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

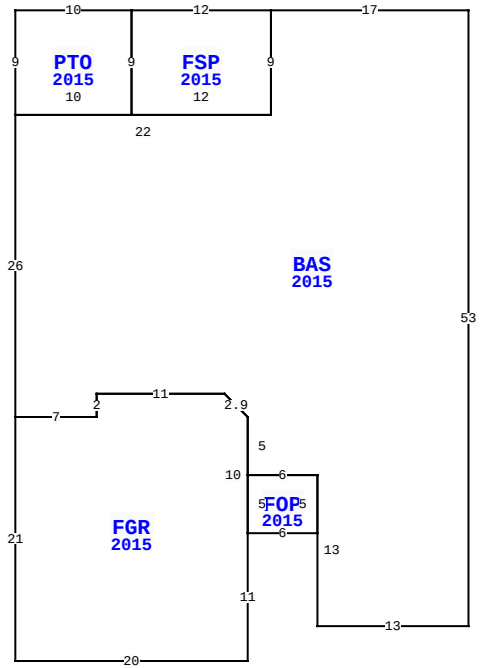
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,407	100	2015	1,407	164,544
FGR	444	55	2015	244	28,535
FOP	30	30	2015	9	1,052
FSP	108	40	2015	43	5,028
PTO	90	5	2015	4	468
TOTALS	2,079			1,707	199,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,707	122.0100	122.01	208,271	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2017 Heated Area: 1407 HX Base Yr 2017



95891 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		199,628
TOTAL MARKET OB/XF VALUE		3,328
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		267,956
SOH/AGL Deduction		109,294
ASSESSED VALUE		158,662
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		102,940
TOTAL JUST VALUE		267,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530985	CO ISSUED	0	12/31/2015
B1530985	NEW CONSTR	182,019	08/01/2015
P1518626	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1797	5/16/2024	LE	U	I	11	100
GRANTOR: HUNTOON DEBORAH A						
GRANTEE: NORDENG STEFANIE						
2024/1641	1/21/2016	WD	Q	I	02	161,900
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: HUNTOON CHARLES R I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FSP=[YR=2015] W12 PTO=[YR=2015] W10 S9 E10 N9$ S9 E12 N9$ S9 W22 S26 FGR=[YR=2015] S21 E20 N11 FOP=[YR=2015] E6 N5 W6 S5$ N10 U2 L2 W11 S2 W7$ E7 N2 E11 R2 D2 S5 E6 S13 E13 N53$.

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	21	3	63.00	SF	6.50	6.50	100	2015	2015	3	95	389	
2	0811	CONCRETE B	0	100	0	0	595.00	SF	5.20	5.20	100	2015	2015	3	95	2,939	

LAND DESCRIPTION

TOTAL OB/XF 3,328

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	000134	C	RES POND	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