LOT 554
HERON ISLES PHASE TWO C-1
PBK 8/77

BORDER PATRICIA DOROTHY
95885 GRAYLON DRIVE
YULEE, FL 32097

2025

37-3N-28-0741-0554-0000

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

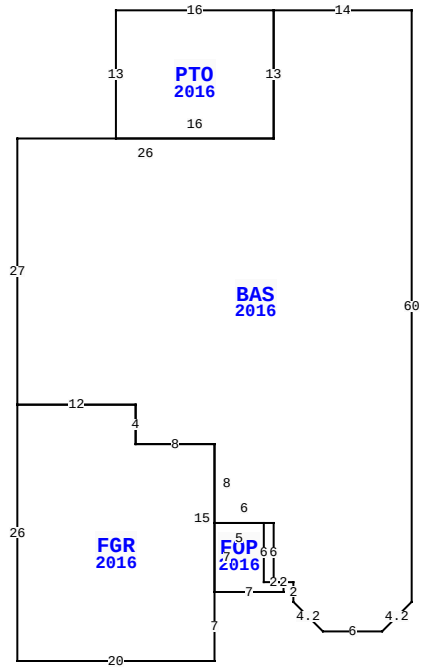
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	2016	1,669	183,338
FGR	488	55	2016	268	29,440
FOP	37	30	2016	11	1,208
PTO	208	5	2016	10	1,098
TOTALS	2,402			1,958	215,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	114.0132	114.01	223,232	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1669 HX Base Yr 2022



95885 GRAYLON DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,084
TOTAL MARKET OB/XF VALUE		2,915
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		282,999
SOH/AGL Deduction		37,439
ASSESSED VALUE		245,560
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		144,838
TOTAL JUST VALUE		282,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632085	CO ISSUED	0	11/29/2016
B1632085	NEW CONSTR	211,700	04/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2417/0738	12/16/2020	WD	Q	I	01	238,000
GRANTOR: KUK IVAN & MORGAN PAR						
GRANTEE: BORDER PATRICIA DOR						
2086/1892	11/30/2016	WD	Q	I	01	174,400
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: KUK IVAN & MORGAN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] W16 S13 E16 N13 $S13 W26 S27 FGR=[YR=2016] S26 E20 N7 FOP=[YR=2016] E7 N1 W2 N6 W5 S7 $ N15 W8 N4 W12 $ E12 S4 E8 S8 E6 S6 E2 S2 R3 D3 E6 U3 R3 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	0811	CONCRETE B	0	100	0	0	590.00	SF	5.20	5.20	100	2016	2016	3	95	2,915	

LAND DESCRIPTION

TOTAL OB/XF 2,915

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