LOT 569
IN OR 2079/1492
HERON ISLES PHASE TWO C-1

LITTLESTONE MICHAEL D & ASHLEY NICOLE
95823 GRAYLON DR
YULEE, FL 32097

2025

37-3N-28-0741-0569-0000

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 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

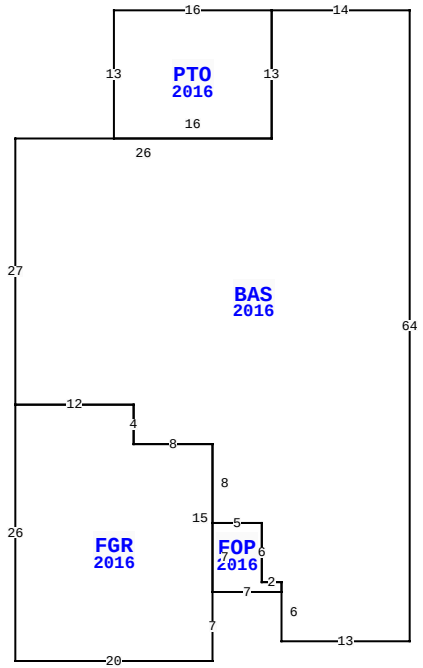
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	2016	1,702	189,160
FGR	488	55	2016	268	29,786
FOP	37	30	2016	11	1,223
PTO	208	5	2016	10	1,112
TOTALS	2,435			1,991	221,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,991	115.3509	115.35	229,662	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2017 Heated Area: 1702 HX Base Yr 2017



95823 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		221,279
TOTAL MARKET OB/XF VALUE		2,994
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		289,273
SOH/AGL Deduction		118,516
ASSESSED VALUE		170,757
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,035
TOTAL JUST VALUE		289,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632011	CO ISSUED	0	10/20/2016
B1632011	NEW CONSTR	0	04/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/1492	10/21/2016	WD	Q	I	01	158,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: LITTLESTONE MICHAEL						
2028/1704	2/16/2016	WD	Q	V	01	30,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

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 E5 S6 E2 S6 E13 N64$.

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	606.00	SF	5.20	5.20	100	2016	2016	3	95	2,994	

LAND DESCRIPTION

TOTAL OB/XF 2,994

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