LOT 570
HERON ISLES PHASE TWO C-1
PBK 8/77

FKH SFR L LP
1850 PARKWAY PLACE
MARIETTA, GA 30067

2025

37-3N-28-0741-0570-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

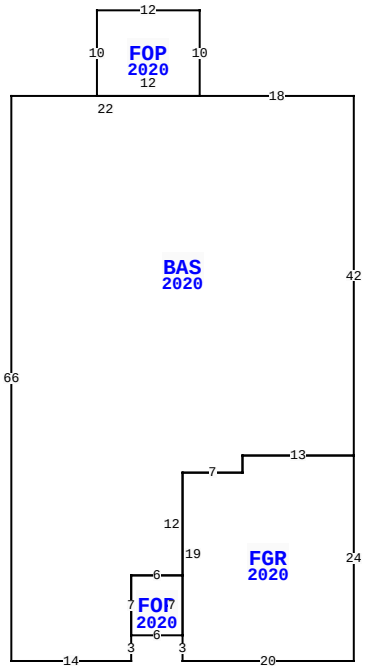
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2020	2,114	237,839
FGR	466	55	2020	256	28,801
FOP	42	30	2020	13	1,463
FOP	120	30	2020	36	4,050
TOTALS	2,742			2,419	272,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,419	114.2190	114.22	276,298	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2114 HX Base Yr



95815 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	272,154
TOTAL MARKET OB/XF VALUE	3,987
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	341,141
SOH/AGL Deduction	0
ASSESSED VALUE	341,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,141
TOTAL JUST VALUE	341,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203857	CO ISSUED	0	05/07/2020
B1908498	NEW CONSTR	286,537	05/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2580/1981	7/28/2022	WD	U	I	37	390,000
GRANTOR: GASSEL DANIEL & NAJEE						
GRANTEE: FKH SFR L LP						
2405/0807	10/30/2020	WD	Q	I	02	280,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: GASSEL DANIEL & NAJ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FOP=[YR=2020] N10 W12 S10 E12$ W22 S66 E14 N3 FOP=[YR=2020] E6 FGR=[YR=2020] S3 E20 N24 W13 S2 W7 S19$ N7 W6 S7$ N7 E6 N12 E7 N2 E13 N42$.

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	0	38	3	114.00	SF	6.50	6.50	100	2020	2020	3	98	726	
2	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100	2020	2020	3	98	3,261	

LAND DESCRIPTION

TOTAL OB/XF 3,987

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/10/2020 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS