LOT 603
IN OR 2218/268
HERON ISLES #2 PB 7/218

BOUCHARD GARRY JR &/CARZOO AMY
96043 GRAYLON DR
YULEE, FL 32097

2026

37-3N-28-0740-0603-0000

BUILDING CHARACTERISTICS

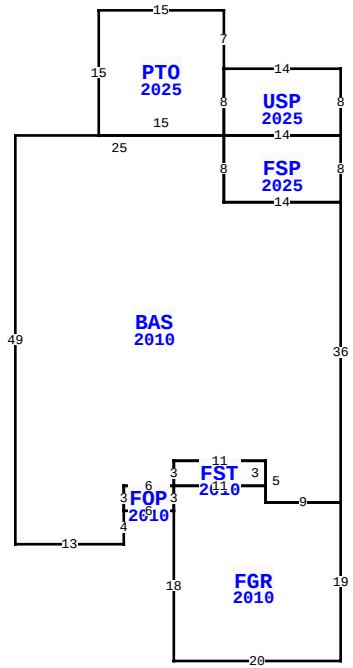
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,602	100	2010	1,602	172,146
FGR	402	55	2010	221	23,748
FOP	18	30	2010	5	537
FSP	112	40	2025	45	4,836
FST	33	55	2010	18	1,934
PTO	225	5	2025	11	1,182
USP	112	30	2025	34	3,654
TOTALS	2,504			1,936	208,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,936	110.6420	116.17	224,905	2010	2010	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2019 Heated Area: 1602 HX Base Yr 2019



96043 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		208,037
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		273,037
SOH/AGL Deduction		84,630
ASSESSED VALUE		188,407
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,996
TOTAL JUST VALUE		273,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016238	8X14 GLASS ENCL	18,967	12/20/2023
C24150	CO ISSUED	0	02/17/2011
E23153	NEW CONSTR	0	01/01/2011
M15845	H/AC	0	12/01/2010
P14537	NEW CONSTR	0	11/01/2010
B24150	NEW CONSTR	177,985	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/0268	8/07/2018	WD	Q	I	01	205,500
GRANTOR: MCCRACKEN JOINT REV L						
GRANTEE: BOUCHARD GARRY JR &						
2172/1249	1/11/2018	WD	U	I	11	100
GRANTOR: MCCRACKEN ROBERT B &						
GRANTEE: MCCRACKEN JOINT REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=-14,0] W25 S49 E13 N4 N3 E6 N3 E11 S5 E9 N36 W14 N8 $
FGR=[YR=2010;ORIG=-20,45] S18 E20 N19 W9 N2 W11 S3 $
FSP=[YR=2025;ORIG=0,0] W14 S8 E14 N8 $
FST=[YR=2010;ORIG=-9,42] N3 W11 S3 E11 $
FOP=[YR=2010;ORIG=-26,45] E6 N3 W6 S3 $
USP=[YR=2025;ORIG=0,0] W14 N8 E14 S8 $
PTO=[YR=2025;ORIG=-14,0] W15 N15 E15 S7 S8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/01/2024 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS