LOT 606
IN OR 1851/1151
EX MINERAL RIGHTS

MONTORO ANDREW & CANDICE
96081 GRAYLON DR
YULEE, FL 32097

2026

37-3N-28-0740-0606-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

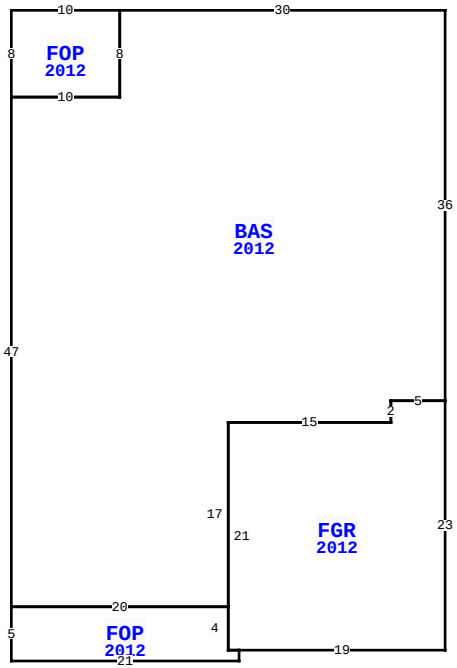
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,770	100	2012	1,770	192,975
FGR	430	55	2012	236	25,730
FOP	80	30	2012	24	2,617
FOP	101	30	2012	30	3,271
TOTALS	2,381			2,060	224,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,060	110.6420	116.17	239,310	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 100% - 2014 Heated Area: 1770 HX Base Yr 2014



96081 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		224,592
TOTAL MARKET OB/XF VALUE		45,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		334,592
SOH/AGL Deduction		148,348
ASSESSED VALUE		186,244
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,833
TOTAL JUST VALUE		334,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428814	SWIM POOL	25,000	05/23/2014
C011413	CO ISSUED	0	01/14/2013
E25302	NEW CONSTR	0	08/01/2012
B26241	NEW CONSTR	202,249	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1851/1151	4/09/2013	WD	Q	I	02	155,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MONTORO ANDREW & CA						
1802/1931	7/03/2012	WD	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W30 FOP=[YR=2012] W10 S8 E10 N8 $ S8 W10 S47
FOP=[YR=2012] S5 E21 N1 FGR=[YR=2012] E19 N23 W5 S2 W15 S21
E1 $ W1 N4 W20 $ E20 N17 E15 N2 E5 N36 $.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 45,000

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS