LOT 607
IN OR 1893/1577
EX MINERAL RIGHTS

STROMAN KISCHA LENETTE
96091 GRAYLON DR
YULEE, FL 32097

2026

37-3N-28-0740-0607-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

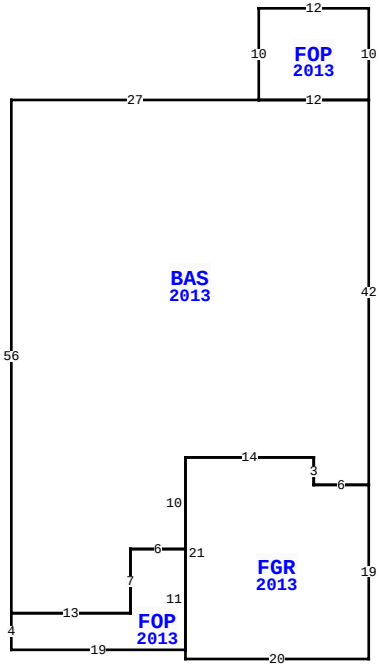
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,820	100	2013	1,820	206,387
FGR	422	55	2013	232	26,309
FOP	118	30	2013	35	3,969
FOP	120	30	2013	36	4,083
TOTALS	2,480			2,123	240,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,123	114.4640	120.19	255,163	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2022 Heated Area: 1820 HX Base Yr



96091 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		240,746
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		305,746
SOH/AGL Deduction		0
ASSESSED VALUE		305,746
TOTAL EXEMPTION VALUE	13	305,746
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		305,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327248	NEW CONSTR	0	06/01/2013
B1327248	NEW CONSTR	213,611	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1893/1577	12/11/2013	SW	Q	I	01	182,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: STROMAN KISCHA LENE						
1802/1931	7/03/2012	WD	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W12 S10 BAS=[YR=2013] W27 S56 FOP=[YR=2013] S4 E19 FGR=[YR=2013] S1 E20 N19 W6 N3 W14 S21 $ N11 W6 S7 W13 $ E13 N7 E6 N10 E14 S3 E6 N42 W12 $ E12 N10 $.

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	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