LOT 624
HERON ISLES #2 PB 7/218

MOES AURORA
96177 GRAYLON DR
YULEE, FL 32097

2026

37-3N-28-0740-0624-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

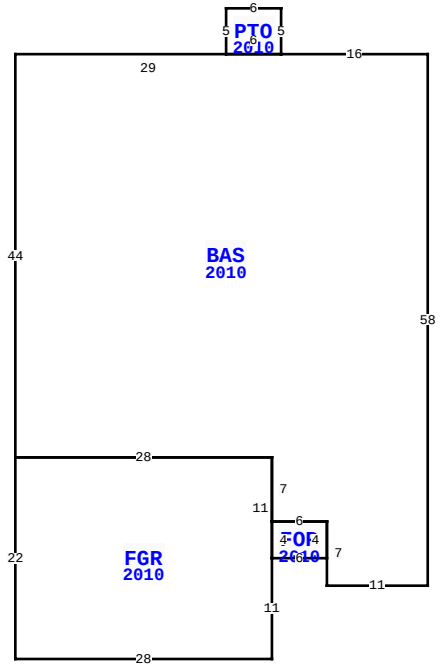
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,176	100	2010	2,176	218,039
FGR	616	55	2010	339	33,969
FOP	24	30	2010	7	701
PTO	30	5	2010	2	201
TOTALS	2,846			2,524	252,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,524	102.7200	107.86	272,239	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2023 Heated Area: 2176 HX Base Yr 2023



96177 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		252,910
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		317,910
SOH/AGL Deduction		0
ASSESSED VALUE		317,910
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		261,499
TOTAL JUST VALUE		317,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23256	CO ISSUED	0	06/28/2010
E22470	ELEC OTHER	0	03/01/2010
P14133	OTHER	0	02/01/2010
B23256	NEW CONSTR	282,700	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/1758	1/28/2022	WD	Q	I	01	342,000
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: MOES AURORA						
2486/1264	8/04/2021	WD	U	I	37	331,100
GRANTOR: COVERDELL CLAIRE						
GRANTEE: OPENDOOR PROPERTY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 PTO=[YR=2010] N5 W6 S5 E6 $ W29 S44
FGR=[YR=2010] S22 E28 N11 FOP=[YR=2010] E6 N4 W6 S4 $ N11
W28 $ E28 S7 E6 S7 E11 N58 $.

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	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 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