LOT 625
HERON ISLES #2 PB 7/218

DEATON TREVOR & BARBARA
96189 GRAYLON DR
YULEE, FL 32097

2026

37-3N-28-0740-0625-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

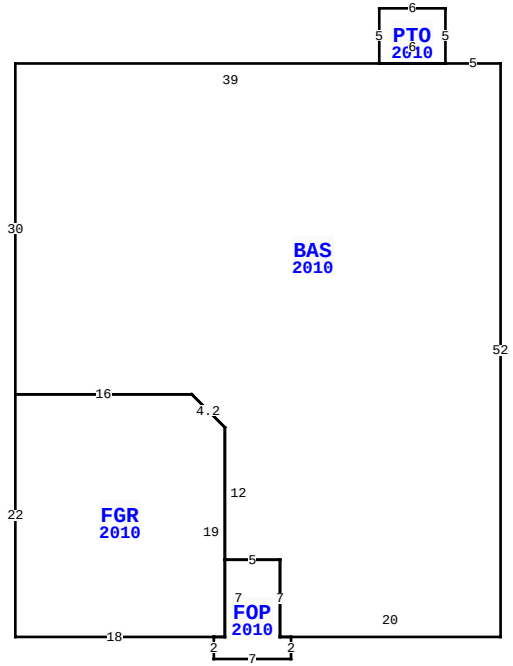
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,840	100	2010	1,840	189,961
FGR	414	55	2010	228	23,539
FOP	49	30	2010	15	1,549
PTO	30	5	2010	2	206
TOTALS	2,333			2,085	215,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,085	105.8400	111.13	231,706	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2025 Heated Area: 1840 HX Base Yr 2025



96189 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		215,255
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		280,255
SOH/AGL Deduction		0
ASSESSED VALUE		280,255
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,844
TOTAL JUST VALUE		280,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23253	CO ISSUED	0	06/24/2010
E22440	ELEC OTHER	0	02/01/2010
P14134	OTHER	0	02/01/2010
B23253	NEW CONSTR	231,345	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/583	5/06/2024	WD	Q	I	02	360,000
GRANTOR: MURPHY K C						
GRANTEE: DEATON TREVOR & BAR						
2568/1235	6/07/2022	WD	Q	I	01	350,000
GRANTOR: MARTIN TUCKER & LINDA						
GRANTEE: MURPHY K C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W5 PTO=[YR=2010] N5 W6 S5 E6 $ W39 S30
FGR=[YR=2010] S22 E18 FOP=[YR=2010] S2 E7 N2 W1 N7 W5 S7 W1 $ E1 N19 U3 L3 W16 $ E16 D3 R3 S12 E5 S7 E20 N52 $.

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