

BROENS RONALD J JR/MCLAIN VINA
96231 GRAYLON DR
YULEE, FL 32097

37-3N-28-0740-0629-0000

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 Stories

02

WOOD FRAME 100

Units

1.

1. 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

2,063

100

2014

2,063

223,305

FGR

448

55

2014

246

26,628

FOP

38

30

2014

11

1,190

FOP

206

30

2014

62

6,711

PTO

594

5

2020

30

3,248

TOTALS

3,349

2,412

261,081

EXTRA FEATURES

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 65,000

Market: 0

Agricultural: 0

Common: 65,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,412

108.6820

114.12

275,257

2014

2014

0

0

5.15

94.85

1 SINGLE FAM

100% - 2021

Heated Area: 2063

HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/13/2025

MLU

TOTAL OB/XF

0

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2436/0881

12/29/2020

QC U

I

11

100

GRANTOR: BROENS RONALD J

GRANTEE: BROENS RONALD J JR

2355/1171

4/20/2020

WD Q

I

01

249,000

GRANTOR: KARAPIN GISELA M

GRANTEE: BROENS RONALD J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W18 W18 U2L2 W7 D2L2 W2 S34 E8 S1 E12 S12 E10 E1 N2 E5 S2 E13 N47 \$
PTO=[YR=2020;ORIG=-45,-2] E6 N8 E21 S10 E10 N13 U6L6 N6 W26 S9 D4L5 S10 \$
FGR=[YR=2014;ORIG=-49,34] S23 E20 N22 W12 N1 W8 \$
FOP=[YR=2014;ORIG=-18,0] N10 W21 S8 E1 D2R2 E18 \$
FOP=[YR=2014;ORIG=-19,47] S4 E7 N4 W1 N2 W5 S2 W1 \$
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