LOT 631
HERON ISLES #2 PB 7/218

THOMPSON GINA M
96238 GRAYLON DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0631-0000

BUILDING CHARACTERISTICS

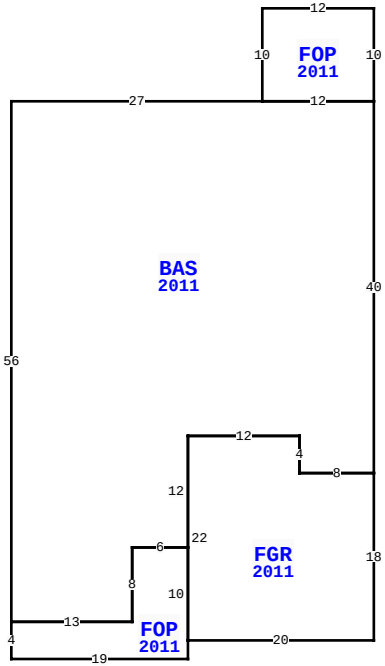
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,768	100	2011	1,768	185,211
FGR	408	55	2011	224	23,466
FOP	120	30	2011	36	3,771
FOP	124	30	2011	37	3,876
TOTALS	2,420			2,065	216,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	106.8200	112.16	231,610	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 100% - 2026 Heated Area: 1768 HX Base Yr 2026



96238 GRAYLON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,324
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		281,324
SOH/AGL Deduction		0
ASSESSED VALUE		281,324
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,913
TOTAL JUST VALUE		281,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24636	CO ISSUED	0	09/13/2011
M16255	H/AC	0	06/01/2011
E23435	NEW CONSTR	0	05/01/2011
B24636	NEW CONSTR	197,871	04/01/2011
P14753	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/441	5/12/2025	WD	Q	I	01	315,000
GRANTOR: RATHBONE DELORES A						
GRANTEE: THOMPSON GINA M						
2232/0020	10/18/2018	WD	Q	I	01	210,000
GRANTOR: LEONARD DANIELLE MARI						
GRANTEE: RATHBONE ROBERT B &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W12 S10 BAS=[YR=2011] W27 S56 FOP=[YR=2011] S4 E19 N2 FGR=[YR=2011] E20 N18 W8 N4 W12 S22 $ N10 W6 S8 W13 $ E13 N8E6 N12 E12 S4 E8 N40W12 $ E12 N10 $.

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

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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