LOT 637
HERON ISLES #2 PB 7/218

LORRAINE MARIAH A
96166 GRAYLON DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0637-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

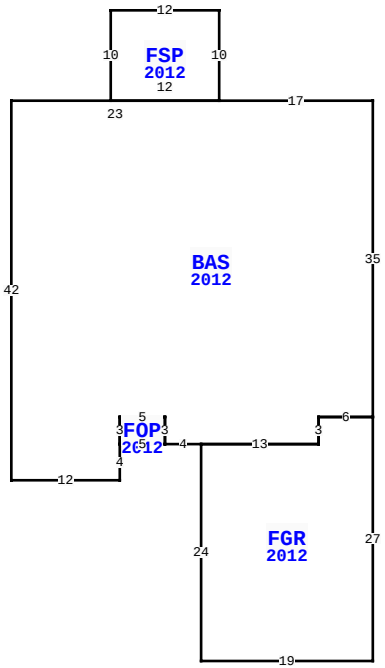
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,535	100	2012	1,535	182,218
FGR	474	55	2012	261	30,983
FOP	15	30	2012	4	475
FSP	120	40	2012	48	5,698
TOTALS	2,144			1,848	219,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	120.4000	126.42	233,624	2012	2012	0	0	0	6.10	93.90

1 SINGLE FAM 100% - 2020 Heated Area: 1535 HX Base Yr 2020



96166 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		219,373
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		284,373
SOH/AGL Deduction		82,945
ASSESSED VALUE		201,428
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,017
TOTAL JUST VALUE		284,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25640	CO ISSUED	0	05/21/2012
E24829	NEW CONSTR	0	03/01/2012
M16995	H/AC	0	03/01/2012
P15771	NEW CONSTR	0	03/01/2012
B25640	NEW CONSTR	176,428	02/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2789/839	5/13/2025	QC	U	I	11	100
GRANTOR: WILLIAMS CLAUDIE M						
GRANTEE: LORRAINE MARIAH						
2317/1056	10/31/2019	WD	Q	I	01	233,000
GRANTOR: BOOTH BETH SUSAN						
GRANTEE: LORRAINE MARIAH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FSP=[YR=2012] N10 W12 S10 E12 $ W23 S42 E12 N4 FOP=[YR=2012] E5 N3 W5 S3 $ N3 E5 S3 E4 FGR=[YR=2012] S24 E19 N27 W6 S3 W13 $ E13 N3 E6 N35 $.

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	000134	C	RES POND	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