LOT 638
IN OR 1746/1344
HERON ISLES #2 PB 7/218

JOHNSON CAROLYN LORENE & THOMAS MARK
96156 GRAYLON DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0638-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

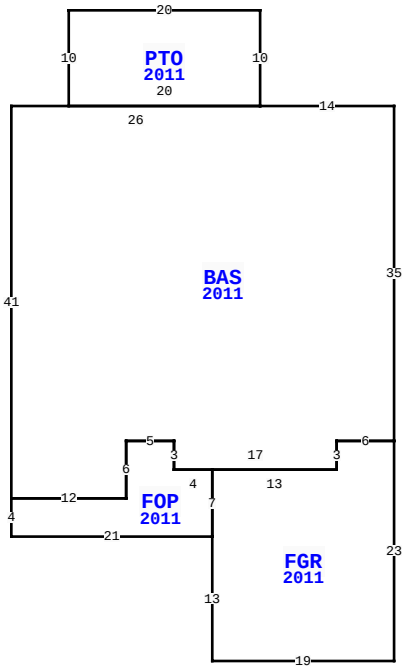
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,523	100	2011	1,523	172,063
FGR	398	55	2011	219	24,742
FOP	126	30	2011	38	4,293
PTO	200	5	2011	10	1,130
TOTALS	2,247			1,790	202,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,790	115.2000	120.96	216,518	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 100% - 2012 Heated Area: 1523 HX Base Yr 2012



96156 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		202,228
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		267,228
SOH/AGL Deduction		131,412
ASSESSED VALUE		135,816
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,405
TOTAL JUST VALUE		267,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24259	CO ISSUED	0	03/24/2011
M15918	H/AC	0	02/01/2011
E23215	NEW CONSTR	0	01/01/2011
P14595	NEW CONSTR	0	01/01/2011
B24259	NEW CONSTR	176,232	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/1164	2/26/2024	QC	U	I	11	45,000
GRANTOR: SAULS CAROLYN L						
GRANTEE: JOHNSON CAROLYN LOR						
1746/1344	6/30/2011	WD	Q	I	01	142,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SAULS CAROLYN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 PTO=[YR=2011] N10 W20 S10 E20 $ W26 S41
FOP=[YR=2011] S4 E21 FGR=[YR=2011] S13 E19 N23 W6 S3 W13 S7
$ N7 W4 N3 W5 S6 W12 $ E12 N6 E5 S3 E17 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