LOT 639
HERON ISLES #2 PB 7/218

JOINER JAMES A & NANCY S
96144 GRAYLON DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0639-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

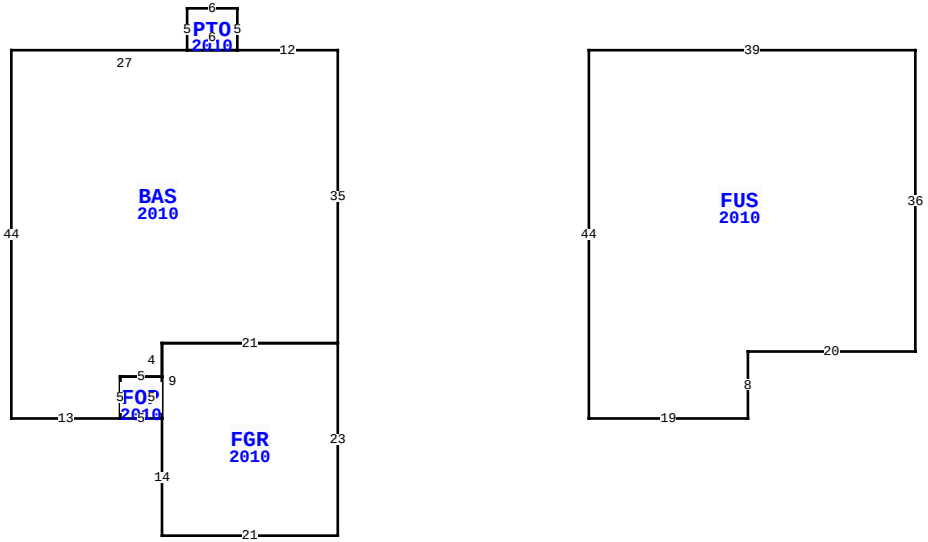
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,502	100	2010	1,502	144,224
FGR	483	55	2010	266	25,542
FOP	25	30	2010	8	768
FUS	1,556	100	2010	1,556	149,409
PTO	30	5	2010	2	192
TOTALS	3,596			3,334	320,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,334	98.4400	103.36	344,602	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2023 Heated Area: 3058 HX Base Yr 2023



96144 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		320,135
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		385,135
SOH/AGL Deduction		0
ASSESSED VALUE		385,135
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		333,724
TOTAL JUST VALUE		385,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23255	CO ISSUED	0	06/25/2010
E22439	ELEC OTHER	0	02/01/2010
P14135	OTHER	0	02/01/2010
B23255	NEW CONSTR	347,512	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0780	8/26/2020	WD	Q	I	01	274,000
GRANTOR: SWANDA NICHOLAS & CAI						
GRANTEE: JOINER JAMES A & NA						
2070/1054	9/06/2016	WD	Q	I	01	218,500
GRANTOR: BROWN BOBBY & SONIA						
GRANTEE: SWANDA NICHOLAS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 PTO=[YR=2010] N5 W6 S5 E6 $W27 S44 E13 FOP=[YR=2010] E5 FGR=[YR=2010] S14 E21 N23 W21 S9 $ N5 W5 S5 $ N5 E5 N4 E21 N35 $ PTR= E30 FUS=[YR=2010] E39 S36 W20 S8 W19 N44 $ W30$.

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	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