LOT 643
HERON ISLES #2 PB 7/218

BECK-EHLINGER REVOCABLE LIVING TRUST/EHLINGER CHRI
876 GLENNEYRE CIR
ST AUGUSTINE, FL 32092

2026

37-3N-28-0740-0643-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

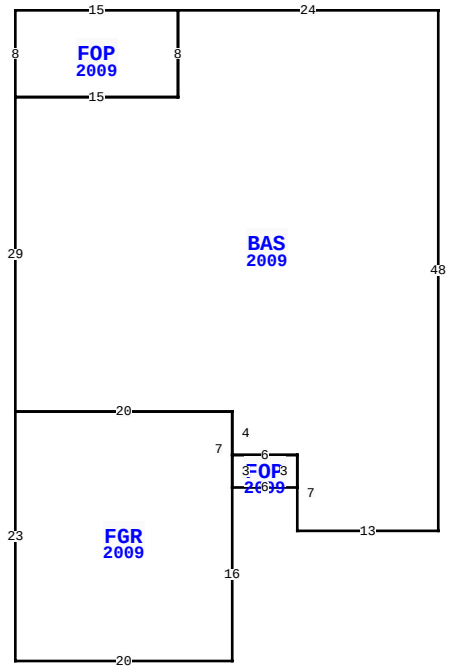
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,490	100	2009	1,490	156,992
FGR	460	55	2009	253	26,657
FOP	18	30	2009	5	527
FOP	120	30	2009	36	3,793
TOTALS	2,088			1,784	187,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	108.6000	114.03	203,430	2009	2009	0	0	0	7.60	92.40

1 SINGLE FAM 0% - 0 Heated Area: 1490 HX Base Yr



96070 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	187,969
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	252,969
SOH/AGL Deduction	0
ASSESSED VALUE	252,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,969
TOTAL JUST VALUE	252,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21893	CO ISSUED	0	09/29/2009
M14204	H/AC	0	10/01/2008
E21287	ELEC OTHER	2,000	09/01/2008
R11547	REPAIR/RRF	2,000	09/01/2008
B21893	NEW CONSTR	137,082	09/01/2008
P13482	OTHER	0	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2844/946	1/22/2026	SW	U	I	11	100
GRANTOR: EHLINGER CHRISTOPHER						
GRANTEE: BECK-EHLINGER REVOC						
2844/944	1/22/2026	SW	U	I	30	62,000
GRANTOR: EHLINGER CHRISTOPHER						
GRANTEE: EHLINGER CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W24 FOP=[YR=2009] W15 S8 E15 N8 $ S8 W15 S29
FGR=[YR=2009] S23 E20 N16 FOP=[YR=2009] E6 N3 W6 S3 $ N7
W20 $ E20 S4 E6 S7 E13 N48 $.

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	0	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