LOT 528
IN OR 2011/30
HERON ISLES PHASE TWO C-1

RADETIC MICHAEL A
4919 WILLOW PRESERVE WAY
PALMETTO, FL 34221

2026

37-3N-28-0741-0528-0000

BUILDING CHARACTERISTICS

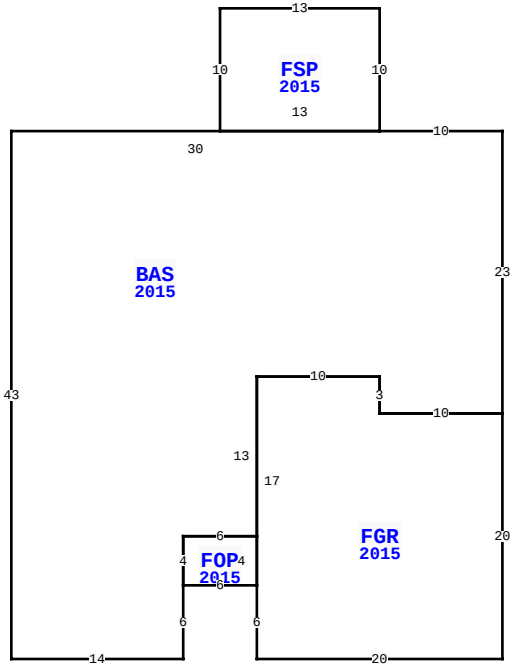
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,230	100	2015	1,230	150,482
FGR	430	55	2015	236	28,873
FOP	24	30	2015	7	856
FSP	130	40	2015	52	6,362
TOTALS	1,814			1,525	186,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,525	122.1960	128.31	195,673	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 0% - 0 Heated Area: 1230 HX Base Yr



95820 GRAYLON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	186,574
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	251,574
SOH/AGL Deduction	0
ASSESSED VALUE	251,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,574
TOTAL JUST VALUE	251,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530424	CO ISSUED	0	10/23/2015
B1530424	NEW CONSTR	160,230	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2011/0030	10/23/2015	WD	Q	I	02	150,700
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: RADETIC MICHAEL A						
1961/1630	2/02/2015	WD	Q	V	02	30,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 FSP=[YR=2015] N10 W13 S10 E13$ W30 S43 E14 N6 FOP=[YR=2015] E6 FGR=[YR=2015] S6 E20 N20 W10 N3 W10 S17$ N4 W6 S4$ N4 E6 N13 E10 S3 E10 N23$.

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		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