LOT 529
HERON ISLES PHASE TWO C-1
PBK 8/77

FARIS CATHY TRUST/FARIS CATHY TRUSTEE
86135 COURTNEY ISLES WAY 3102
YULEE, FL 32097

2026

37-3N-28-0741-0529-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

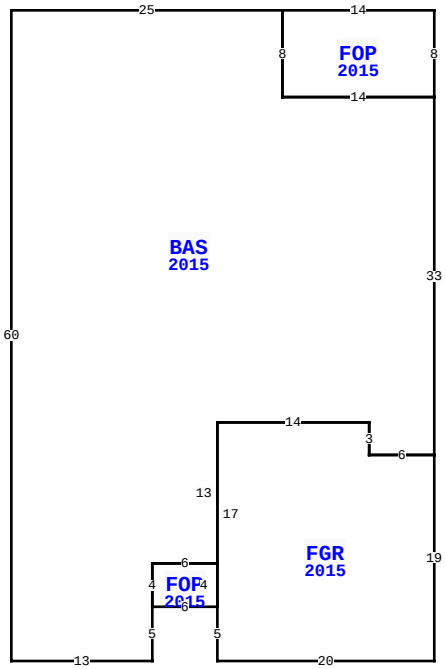
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,752	100	2015	1,752	198,543
FGR	422	55	2015	232	26,291
FOP	24	30	2015	7	793
FOP	112	30	2015	34	3,853
TOTALS	2,310			2,025	229,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	113.1900	118.85	240,671	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 0% - 2025 Heated Area: 1752 HX Base Yr



95836 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	229,480
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	294,480
SOH/AGL Deduction	0
ASSESSED VALUE	294,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,480
TOTAL JUST VALUE	294,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530885	CO ISSUED	0	12/11/2015
B1530885	NEW CONSTR	218,288	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2744/38	10/15/2024	WD	Q	I	02	320,000
GRANTOR: TILMAN JOSEPH M						
GRANTEE: FARIS CATHY TRUST						
2444/0096	3/18/2021	WD	Q	I	01	265,000
GRANTOR: PATRICK BRET L						
GRANTEE: TILMAN JOSEPH M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W14 BAS=[YR=2015] W25 S60 E13 N5
FOP=[YR=2015] E6 FGR=[YR=2015] S5 E20 N19 W6 N3 W14 S17$ N4 W6 S4$ N4 E6 N13 E14 S3 E6 N33 W14 N8$ S8 E14 N8$.

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS