LOT 530
HERON ISLES PHASE TWO C-1
PBK 8/77

VAN RAVESTEIN JENNY R & DERRICK L
95844 GRAYLON DRIVE
YULEE, FL 32097

2026

37-3N-28-0741-0530-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

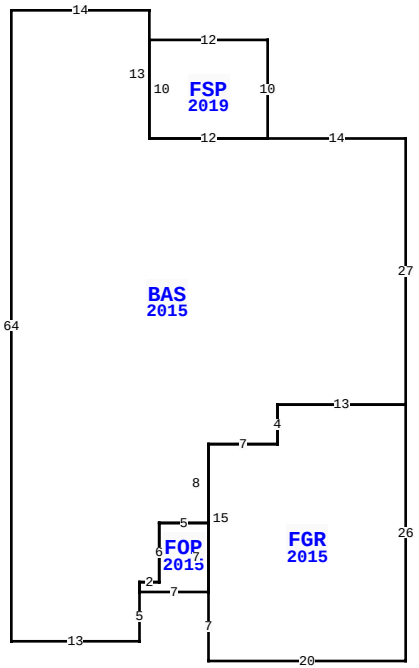
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,698	100	2015	1,698	186,756
FGR	492	55	2015	271	29,806
FOP	37	30	2015	11	1,210
FSP	120	40	2019	48	5,280
TOTALS	2,347			2,028	223,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	109.8580	115.35	233,930	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2021 Heated Area: 1698 HX Base Yr 2021



95844 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		223,052
TOTAL MARKET OB/XF VALUE		45,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		333,052
SOH/AGL Deduction		90,042
ASSESSED VALUE		243,010
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,599
TOTAL JUST VALUE		333,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429676	CO ISSUED	0	05/08/2015
B1530057	SWIM POOL	15,000	03/01/2015
B1429676	NEW CONSTR	212,236	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0492	2/19/2019	WD	Q	I	01	242,500
GRANTOR: LEE ALAN T & VICTORIA						
GRANTEE: VAN RAVESTEIN JENNY						
1980/0357	5/08/2015	WD	Q	I	01	185,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: LEE ALAN T & VICTOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FSP=[YR=2019] N10 W12 S10 E12 $ W12 N13 W14 S64 E13 N5 FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N26 W13 S4 W7 S15 $ N7 W5 S6 W2 S1 $ N1 E2 N6 E5 N8 E7 N4 E13 N27 $.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 45,000

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