LOT 540
IN OR 2036/1123
HERON ISLES PHASE TWO C-1

LYONS DONALD & NORMA
95946 GRAYLON DR
YULEE, FL 32097

2023

37-3N-28-0741-0540-0000

BUILDING CHARACTERISTICS

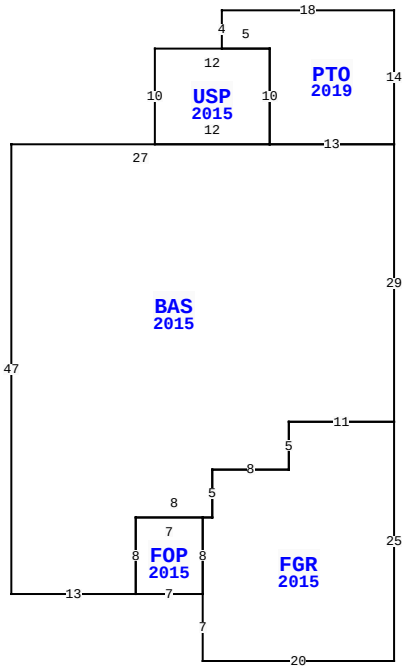
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	1,514	182,409
FGR	450	55	248	29,879
FOP	56	30	17	2,048
PTO	202	5	10	1,205
USP	120	30	36	4,337
TOTALS	2,342		1,825	219,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,825	104.7600	124.40	227,030	2015	2015	0	0	0	3.15	96.85

1 SNGL FAM – 100% - 2016 Heated Area: 1514 HX Base Yr 2016



95946 GRAYLON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,879
TOTAL MARKET OB/XF VALUE		5,962
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		280,841
SOH/AGL Deduction		146,634
ASSESSED VALUE		134,207
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,207
TOTAL JUST VALUE		280,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529850	CO ISSUED	0	07/13/2015
B1529850	NEW CONSTR	189,152	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2036/1123	3/26/2016	QC	U	I	11	100
GRANTOR: WILLIAMS CHERYL ANN &						
GRANTEE: LYONS DONALD & NORM						
2000/0582	8/26/2015	WD	Q	I	02	150,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: LYONS DONALD & NORM						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N14 W18 S4 E5 S10 E13 $ BAS=[YR=2015] W13 USP=[YR=2015] N10 W12 S10 E12 $ W27 S47 E13 FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N25 W11 S5 W8 S5 W1 S8$ N8 W7 S8 $ N8 E8 N5 E8 N5 E11 N29$.

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
1	0811	CONCRETE B	0	100	0	0	621.00	SF	5.20	5.20	100	2015	2015	3	96	3,100	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2015	2015	3	90	2,592	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 5,962

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS