

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

LYONS DONALD & NORMA  
95946 GRAYLON DR  
YULEE, FL 32097

2025

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



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structure           | 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  | 04   | Quality Level 04 |
| 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       | 1,514            | 100         | 2015 | 1,514        | 177,362              |
| FGR       | 450              | 55          | 2015 | 248          | 29,053               |
| FOP       | 56               | 30          | 2015 | 17           | 1,992                |
| PTO       | 202              | 5           | 2019 | 10           | 1,171                |
| USP       | 120              | 30          | 2015 | 36           | 4,217                |
| TOTALS    | 2,342            |             |      | 1,825        | 213,795              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

|   |      |            |   |     |   |   |        |    |        |        |     |      |      |   |    |       |
|---|------|------------|---|-----|---|---|--------|----|--------|--------|-----|------|------|---|----|-------|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 621.00 | SF | 5.20   | 5.20   | 100 | 2015 | 2015 | 3 | 95 | 3,068 |
| 2 | 0476 | VF 6 SBPL  | 0 | 100 | 0 | 0 | 90.00  | LF | 32.00  | 32.00  | 100 | 2015 | 2015 | 3 | 87 | 2,506 |
| 3 | 0470 | VNYL GATE  | 0 | 100 | 0 | 0 | 1.00   | UT | 300.00 | 300.00 | 100 | 2015 | 2015 | 3 | 87 | 261   |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 07/17/2020 | BY | KWA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |      |        |       |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0100                             | 01  | 1,825     | 122.2200    | 122.22         | 223,052        | 2015 | 2015 | 0    | 0    | 0    | 4.15   | 95.85 |
| 1 SINGLE FAM - 100% - 2016       |     |           |             |                |                |      |      |      |      |      |        |       |
| Heated Area: 1514                |     |           |             |                |                |      |      |      |      |      |        |       |
| HX Base Yr 2016                  |     |           |             |                |                |      |      |      |      |      |        |       |
|                                  |     |           |             |                |                |      |      |      |      |      |        |       |
| 95946 GRAYLON DR, YULEE          |     |           |             |                |                |      |      |      |      |      |        |       |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |      |        |       |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |      |        |       |
| 05/13/2025 MLU                   |     |           |             |                |                |      |      |      |      |      |        |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 5,835       |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 5,835       |  |  |  |  |  |  |  |  |  |  |  |  |

|              |      |                   |        |         |   |               |   |         |        |
|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|
| Total Acres: | 0.00 | Total Land Value: | 65,000 | Market: | 0 | Agricultural: | 0 | Common: | 65,000 |
|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 4              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 213,795   |  |
| TOTAL MARKET OB/XF VALUE  |  | 5,835     |  |
| TOTAL LAND VALUE - MARKET |  | 65,000    |  |
| TOTAL MARKET VALUE        |  | 284,630   |  |
| SOH/AGL Deduction         |  | 142,388   |  |
| ASSESSED VALUE            |  | 142,242   |  |
| TOTAL EXEMPTION VALUE     |  | 55,722    |  |
| BASE TAXABLE VALUE        |  | 86,520    |  |
| TOTAL JUST VALUE          |  | 284,630   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 274,788   |  |

| 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\$. |  |  |  |  |  |  |  |