

LOT 544  
HERON ISLES PHASE TWO C-1  
PBK 8/77

ALLEN CYNTHIA D  
95986 GRAYLON DRIVE  
YULEE, FL 32097

2025

37-3N-28-0741-0544-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 50   |
| Interior Floor           | 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          | 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       | 1,909            | 100         | 2020 | 1,909        | 221,544              |
| FGR       | 420              | 55          | 2020 | 231          | 26,808               |
| FOP       | 48               | 30          | 2020 | 14           | 1,624                |
| FOP       | 224              | 30          | 2020 | 67           | 7,776                |
| TOTALS    | 2,601            |             |      | 2,221        | 257,753              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 15 | 3  | 45.00  | SF | 6.50  |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 25 | 16 | 400.00 | SF | 6.50  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |  |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0100                                                         | 01  | 2,221     | 117.8205    | 117.82         | 261,678        | 2020 | 2020 | 0    | 0    | 1.50 | 98.50  |  |
| 1 SINGLE FAM - 100% - 2022 Heated Area: 1909 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |      |        |  |
|                                                              |     |           |             |                |                |      |      |      |      |      |        |  |
| 95986 GRAYLON DR, YULEE                                      |     |           |             |                |                |      |      |      |      |      |        |  |

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 03/03/2023 | NW | LGL DATE  |            |
| XF DATE  |            |    | LAND DATE | 05/13/2025 |
| INC DATE |            |    | AG DATE   | MLU        |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |           |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|
| 2,835       |          |     |                      |     |     |          |       |       |             |           |     |           |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT |
| 1           | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 4              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 257,753   |  |
| TOTAL MARKET OB/XF VALUE  |  | 2,835     |  |
| TOTAL LAND VALUE - MARKET |  | 65,000    |  |
| TOTAL MARKET VALUE        |  | 325,588   |  |
| SOH/AGL Deduction         |  | 31,490    |  |
| ASSESSED VALUE            |  | 294,098   |  |
| TOTAL EXEMPTION VALUE     |  | 50,722    |  |
| BASE TAXABLE VALUE        |  | 243,376   |  |
| TOTAL JUST VALUE          |  | 325,588   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 350,853   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C2007324   | CO ISSUED   | 0       | 12/28/2020 |
| B2007324   | NEW CONSTR  | 260,790 | 09/01/2020 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2423/0481                      | 12/30/2020 | WD        | Q   | I   | 02     | 243,000    |
| GRANTOR: DREAM FINDERS HOMES L |            |           |     |     |        |            |
| GRANTEE: ALLEN CYNTHIA D       |            |           |     |     |        |            |
| 2397/1767                      | 10/01/2020 | WD        | Q   | V   | 05     | 126,000    |
| GRANTOR: ESB INVESTMENTS LLC   |            |           |     |     |        |            |
| GRANTEE: DREAM FINDERS HOMES   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                               |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W24 FOP=[YR=2020] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2020] S6 E8 FGR=[YR=2020] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$. |  |  |  |  |  |  |  |  |  |