LOT 133 & PT OF TRACT "E"
HERON ISLES PHASE #1 PBK 7/40

LYONS DONALD D
96188 CORAL REEF ROAD
YULEE, FL 32097

2026

37-3N-28-0740-0133-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

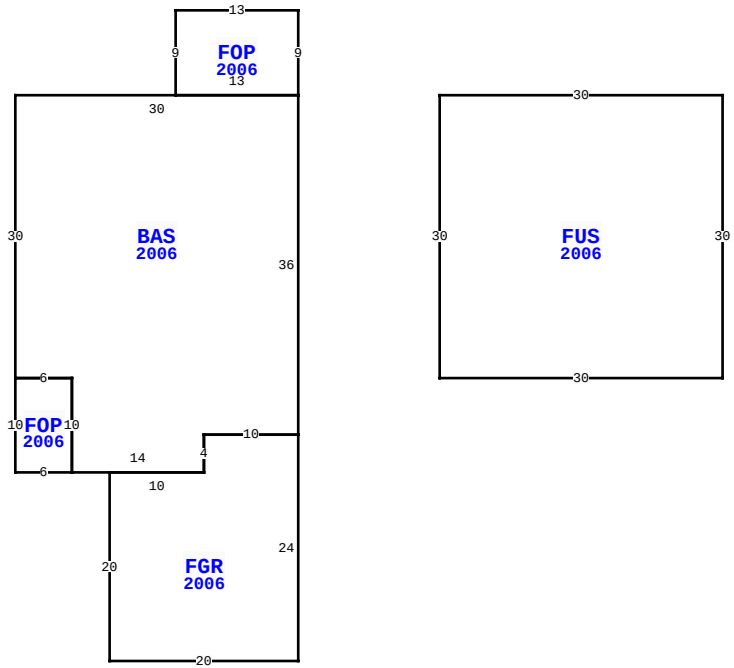
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	2006	1,100	116,792
FGR	440	55	2006	242	25,694
FOP	60	30	2006	18	1,911
FOP	117	30	2006	35	3,717
FUS	900	100	2006	900	95,557
TOTALS	2,617			2,295	243,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,295	111.5240	117.10	268,744	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2026 Heated Area: 2000 HX Base Yr



96188 CORAL REEF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,670
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		308,670
SOH/AGL Deduction		0
ASSESSED VALUE		308,670
TOTAL EXEMPTION VALUE	13	308,670
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		308,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11336	MECH OTHER	0	04/01/2006
E16971	ELEC OTHER	1,900	03/01/2006
P10839	OTHER	0	03/01/2006
C17132	CO ISSUED	214,290	02/01/2006
R08924	REPAIR/RRF	1,500	02/01/2006
B17132	NEW CONSTR	214,290	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/1669	4/04/2022	QC	U	I	11	100
GRANTOR: LYONS DONALD D & LISA						
GRANTEE: LYONS DONALD D						
1588/0466	8/27/2008	QC	U	I	16	100
GRANTOR: HERON ISLES COMMUNITY						
GRANTEE: LYONS DONALD D & LI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N24 BAS=[YR=2006] N36 FOP=[YR=2006] N9 W13 S9 E13$W30 S30 FOP=[YR=2006] S10 E6 N10 W6$E6 S10 E14 N4 E10$W10 S4 W10 S20 E20$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30$ S30W15$.

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	000100	C	RES	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