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

LYONS DONALD & NORMA
95946 GRAYLON DR
YULEE, FL 32097

2026

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

BUILDING CHARACTERISTICS

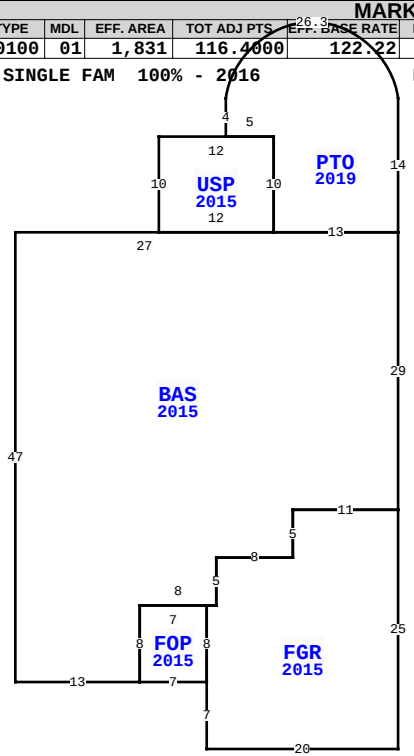
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,514	100	2015	1,514	176,437
FGR	450	55	2015	248	28,902
FOP	56	30	2015	17	1,981
PTO	311	5	2019	16	1,865
USP	120	30	2015	36	4,195
TOTALS	2,451			1,831	213,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	116.4000	122.22	223,785	2015	2015	0	0	0	4.65	95.35

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



95946 GRAYLON DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	213,379
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	278,379
SOH/AGL Deduction	132,296
ASSESSED VALUE	146,083
TOTAL EXEMPTION VALUE	VX HX HB VP 128,149
BASE TAXABLE VALUE	17,934
TOTAL JUST VALUE	278,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,333

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

BAS=[YR=2015;ORIG=0,0] W13 W27 S47 E13 N8 E8 N5 E8 N5 E11 N29 $
FGR=[YR=2015;ORIG=-20,47] S7 E20 N25 W11 S5 W8 S5 W1 S8 $
PTO=[YR=2019;ORIG=0,0] N14 W18F166 S4 E5 S10 E13 $
USP=[YR=2015;ORIG=-13,0] N10 W12 S10 E12 $
FOP=[YR=2015;ORIG=-27,47] E7 N8 W7 S8 $
.

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