LOT 152
IN OR 1506/467
HERON ISLES PHASE #1 PB 7/40

SMITH LORI A
96015 GRAY HERON COURT
YULEE, FL 32097

2023

37-3N-28-0740-0152-0000

BUILDING CHARACTERISTICS

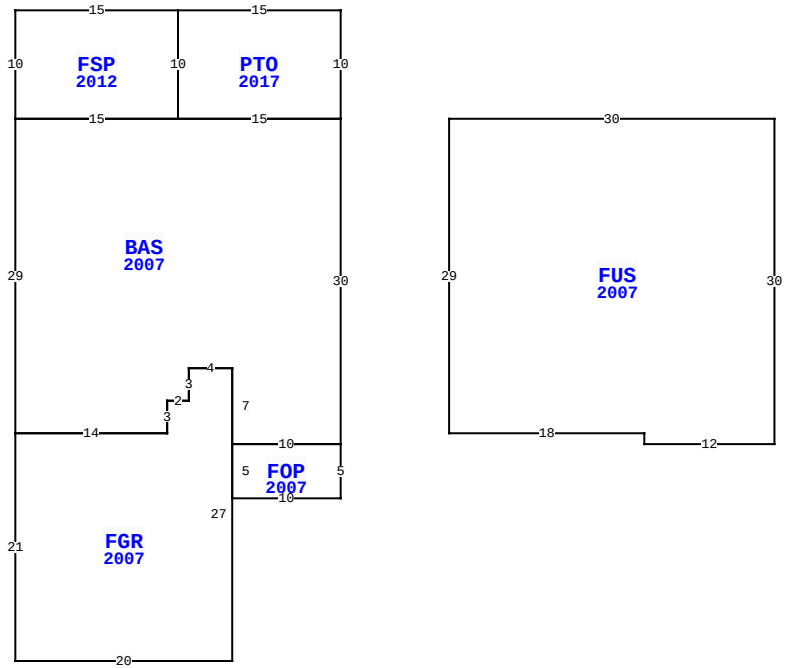
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	850	100	850	86,610
FGR	450	55	248	25,270
FOP	50	30	15	1,528
FSP	150	40	60	6,113
FUS	882	100	882	89,870
PTO	150	5	8	815
TOTALS	2,532		2,063	210,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,063	121.5984	109.74	226,394	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1732 HX Base Yr



96015 GRAY HERON CT, 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		210,207
TOTAL MARKET OB/XF VALUE		3,934
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		269,141
SOH/AGL Deduction		0
ASSESSED VALUE		269,141
TOTAL EXEMPTION VALUE	13 WR	269,141
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		269,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18633	NEW CONSTR	1,800	01/01/2007
M12372	H/AC	0	01/01/2007
C19214	CO ISSUED	0	12/01/2006
B19214	NEW CONSTR	202,965	12/01/2006
P11895	NEW CONSTR	0	12/01/2006
R09970	REPAIR/RRF	1,500	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/0467	6/18/2007	WD	Q	I		185,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SMITH MARK T & LORI						
1381/0695	1/12/2006	WD	U	V	19	270,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] N10 W15 S10 E15$ BAS=[YR=2007] W15
FSP=[YR=2012] N10W15S10 E15$W15 S29 FGR=[YR=2007] S21 E20N27
W4S3W2S3W 14$E14N3E2N3E4S7 FOP=[YR=2007] S5E10N5W10$ E10N30$
PTR=E10 FUS=[YR=2007] S29E18S1E12N30 W30$ W10$.

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	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2007	2007	3	89	417	
2	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2007	2007	3	89	3,517	

LAND DESCRIPTION

TOTAL OB/XF 3,934

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/26/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS