LOT 156
IN OR 2114/284
HERON ISLES PHASE #1 PB 7/40

HENSON AMARAE BROCKWAY
96010 GRAY HERON CT
YULEE, FL 32097

2023

37-3N-28-0740-0156-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05

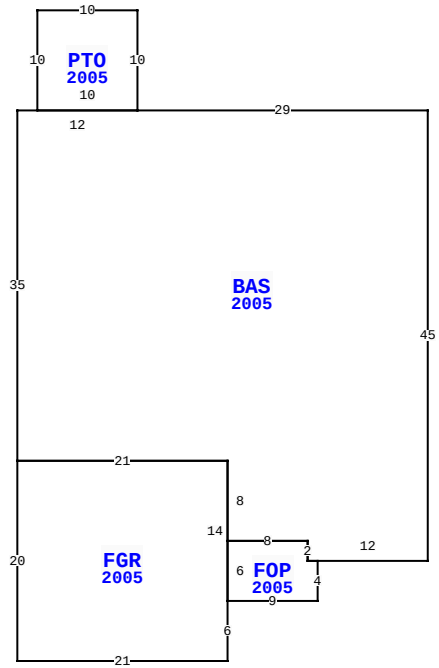
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1,619	155,254
FGR	420	55	231	22,152
FOP	52	30	16	1,535
PTO	100	5	5	479
TOTALS	2,191		1,871	179,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	115.5616	104.29	195,127	2005	2005	0	0	0	8.05	91.95

1 SINGLE FAM – 100% - 2023 Heated Area: 1619 HX Base Yr 2023



96010 GRAY HERON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,419
TOTAL MARKET OB/XF VALUE		3,140
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		237,559
SOH/AGL Deduction		0
ASSESSED VALUE		237,559
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,559
TOTAL JUST VALUE		237,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16237	ELEC OTHER	2,000	11/01/2005
M10706	MECH OTHER	0	11/01/2005
P09928	OTHER	0	08/01/2005
R0507779	REPAIR/RRF	3,000	06/01/2005
B0515444	NEW CONSTR	115,106	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0284	4/04/2017	WD	Q	I	01	169,000
GRANTOR: SHIVELY MARCUS & AIME						
GRANTEE: HENSON AMARAE BROCK						
1462/0950	11/30/2006	WD	Q	I		185,000
GRANTOR: WEIGEL NOEL D & TAMMY						
GRANTEE: SHIVELY MARCUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W29 PTO=[YR=2005] N10 W10 S10 E10$ W12 S35
FGR=[YR=2005] S20 E21 N6 FOP=[YR=2005] E9 N4 W1 N2 W8 S6$ N14 W21$ E21 S8 E8 S2 E12 N45$.

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	0811	CONCRETE B	0	100	0	0	694.00	SF	5.20	5.20	100	2005	2005	3	87	3,140	

LAND DESCRIPTION

TOTAL OB/XF 3,140

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 KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS