LOT 157
HERON ISLES PHASE #1 PB 7/40

MCWHORTER DOVER GRACE
96004 GRAY HERON COURT
YULEE, FL 32097

2023

37-3N-28-0740-0157-0000

BUILDING CHARACTERISTICS

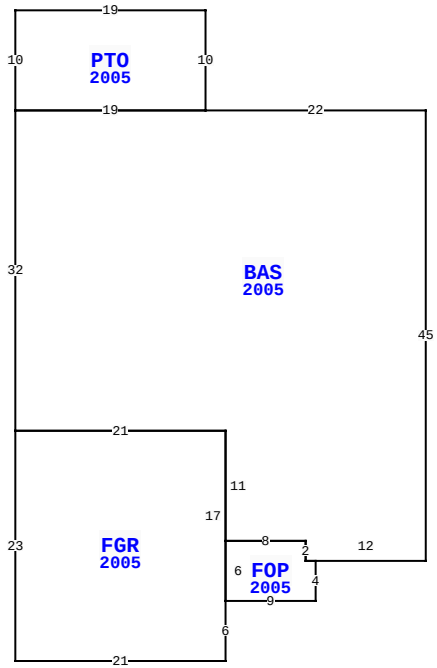
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,556	100	1,556	153,691
FGR	483	55	266	26,274
FOP	52	30	16	1,581
PTO	190	5	10	988
TOTALS	2,281		1,848	182,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	119.0200	107.42	198,512	2005	2005	0	0	0	8.05	91.95

1 SINGLE FAM – 0% - 2023 Heated Area: 1556 HX Base Yr



96004 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	182,532
TOTAL MARKET OB/XF VALUE	2,701
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	240,233
SOH/AGL Deduction	0
ASSESSED VALUE	240,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,233
TOTAL JUST VALUE	240,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15515	ELEC OTHER	2,000	08/01/2005
M10141	MECH OTHER	0	08/01/2005
P0509613	OTHER	0	06/01/2005
R07418	REPAIR/RRF	3,000	04/01/2005
B14900	NEW CONSTR	115,106	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1668	2/15/2023	WD	Q	I	01	309,900
GRANTOR: OP GOLD LLC						
GRANTEE: MCWHORTER DOVER GRA						
2594/1313	10/06/2022	WD	Q	I	01	295,000
GRANTOR: HUNTER ANDREW R & ASH						
GRANTEE: OP GOLD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 PTO=[YR=2005] N10 W19 S10 E19 $ W19 S32
FGR=[YR=2005] S23 E21 N6 FOP=[YR=2005] E9 N4 W1 N2 W8 S6 $
N17 W21 $ E21 S11 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	0	0	0	597.00	SF	5.20	5.20	100	2005	2005	3	87	2,701	

LAND DESCRIPTION

TOTAL OB/XF 2,701

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	0		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