

LOT 208
IN OR 2022/303
HERON ISLES PHASE 1 REPLAT

ALVAR FL LLC
103 FOULK RD SUITE 900
WILMINGTON, DE 19803

2023

37-3N-28-0740-0208-0000



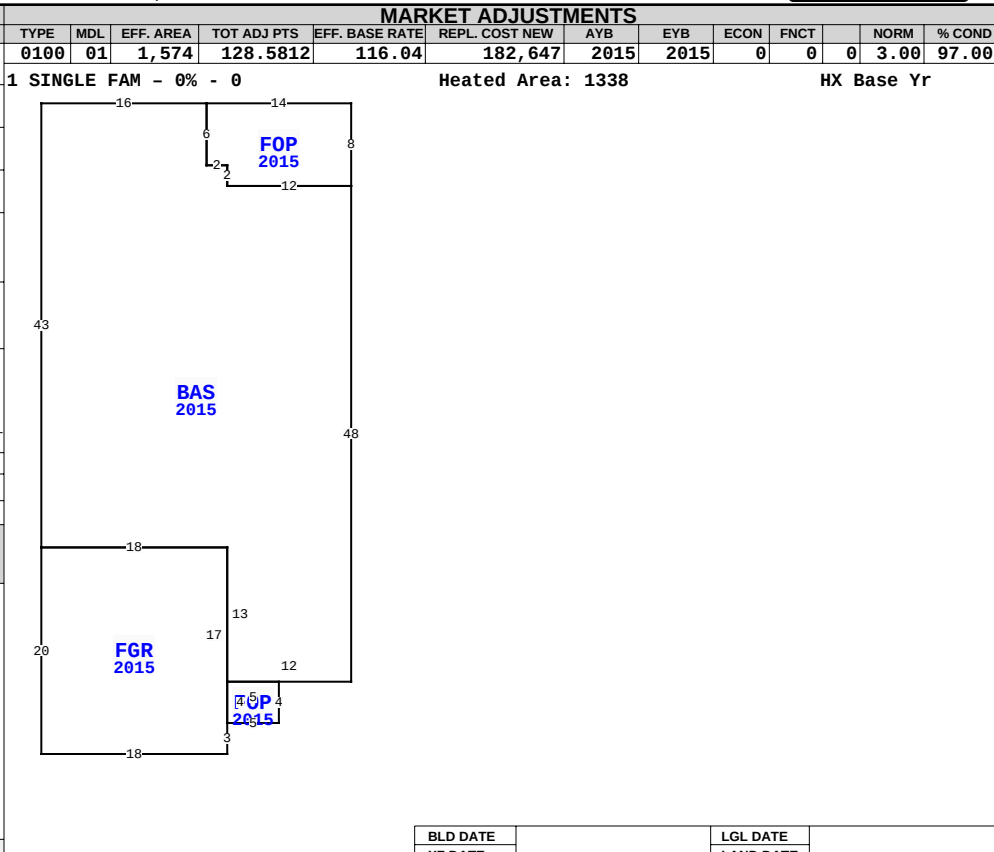
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,338	100	1,338	150,604
FGR	360	55	198	22,287
FOP	20	30	6	675
FOP	108	30	32	3,602
TOTALS	1,826		1,574	177,168

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



96042 STONEY GLEN CT, YULEE

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,574	128.5812	116.04	182,647	2015	2015	0	0	3.00	97.00

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,168
TOTAL MARKET OB/XF VALUE		2,927
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		235,095
SOH/AGL Deduction		40,989
ASSESSED VALUE		194,106
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		194,106
TOTAL JUST VALUE		235,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530305	CO ISSUED	0	12/31/2015
B1530305	NEW CONSTR	169,727	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2022/0303	1/06/2016	WD	Q	I	01	134,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: ALVAR FL LLC						
1934/1348	8/27/2014	SW	U	V	30	59,000
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2015] W14 BAS=[YR=2015] W16 S43 FGR=[YR=2015] S20 E18 N3 FOP=[YR=2015] E5 N4 W5 S4\$ N17 W18\$ E18 S13 E12 N48 W12 N2 W2 N6\$ S6 E2 S2 E12 N8\$.											