

LOT 216
HERON ISLES PHASE 1 REPLAT
PB 7/152

LUCIO-SIMMONS SAMANTHA
96116 STONEY GLEN CT
YULEE, FL 32097

2023

37-3N-28-0740-0216-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	05	AVERAGE 90	0100	01	1,414	128.3568	115.84	163,798	2006	2006	0	0	7.55	92.45	VALUATION BY STANDARD																							
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2022												Heated Area: 1196												HX Base Yr 2022											
Roof Structure	03	GABLE/HIP 100													VALUATION SUMMARY																							
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												151,431											
Interior Floor	14	CARPET 70													TOTAL MARKET OB/XF VALUE												7,499											
Interior Floor	08	SHT VINYL 30													TOTAL LAND VALUE - MARKET												55,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												213,930											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												23,652											
Bedrooms	3	100													ASSESSED VALUE												190,278											
Bathrooms	2	100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												140,278											
Stories	1.	1. 100	TOTAL JUST VALUE												213,930																							
Units	0	100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												184,736											
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	1,196	100	1,196	128,085																																		
FGR	385	55	212	22,704																																		
FOP	20	30	6	643																																		
TOTALS															1,601	1,414	151,431																					
EXTRA FEATURES															96116 STONEY GLEN CT, YULEE																							
L N	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	12	35	420.00	SF	6.50	6.50	100	2006	2006	3	88	2,402																							
2	0810	CONCRETE A	0 100	42	19	798.00	SF	6.50	6.50	100	2006	2006	3	88	4,565																							
3	0810	CONCRETE A	0 100	31	3	93.00	SF	6.50	6.50	100	2006	2006	3	88	532																							
LAND DESCRIPTION																	TOTAL OB/XF 7,499																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																					
REVIEW DATE 08/02/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																						