LOT 218
IN OR 1945/1237
HERON ISLES PHASE 1 REPLAT

SANTOS IVAN X & YODALIS A
96130 STONEY GLEN
YULEE, FL 32097

**2023**

**37-3N-28-0740-0218-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

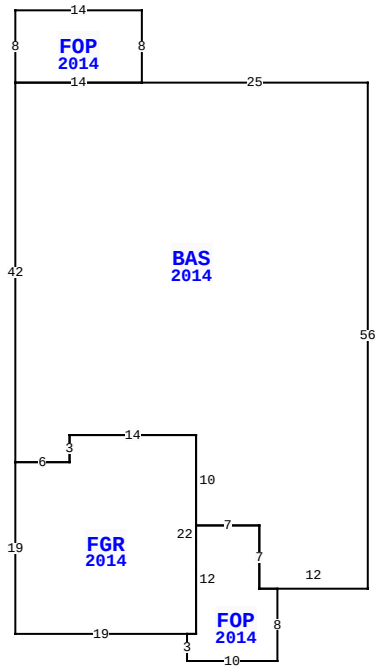
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,813 | 100 | 1,813 | 194,072 |
| FGR | 422 | 55 | 232 | 24,834 |
| FOP | 112 | 30 | 34 | 3,639 |
| FOP | 124 | 30 | 37 | 3,961 |
| TOTALS | 2,471 | | 2,116 | 226,507 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,116 | 123.1076 | 111.10 | 235,088 | 2014 | 2014 | 0 | 0 | 0 | 3.65 | 96.35 |

1 SINGLE FAM – 100% - 2015 Heated Area: 1813 HX Base Yr 2015




96130 STONEY GLEN 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 | | 226,507 |
| TOTAL MARKET OB/XF VALUE | | 3,186 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 284,693 |
| SOH/AGL Deduction | | 115,371 |
| ASSESSED VALUE | | 169,322 |
| TOTAL EXEMPTION VALUE | HX HB XM | 50,000 |
| BASE TAXABLE VALUE | | 119,322 |
| TOTAL JUST VALUE | | 284,693 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 245,765 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428423 | CO ISSUED | 0 | 07/02/2014 |
| B1428423 | NEW CONSTR | 219,794 | 03/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1945/1237 | 10/30/2014 | SW | Q | I | 01 | 166,500 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: SANTOS IVAN X & YOD | | | | | | |
| 1877/1569 | 9/03/2013 | SW | Q | V | 05 | 263,000 |
| GRANTOR: BWC LAND LLC | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W25 FOP=[YR=2014] N8 W14 S8 E14 $ W14 S42
FGR=[YR=2014] S19 E19 FOP=[YR=2014] S3 E10 N8 W2 N7 W7 S12
W1 $ E1 N22 W14 S3 W6 $ E6 N3 E14 S10 E7 S7 E12 N56 $.

## 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 | 645.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 95 | 3,186 | |

TOTAL OB/XF 3,186

## LAND DESCRIPTION

| 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 | | 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