LOT 221
IN OR 1536/1734
HERON ISLES PHASE 1 REPLAT

GOWER LARRY M & KIMBERLEY R
96156 STONEY GLEN COURT
YULEE, FL 32097

2023

37-3N-28-0740-0221-0000

BUILDING CHARACTERISTICS

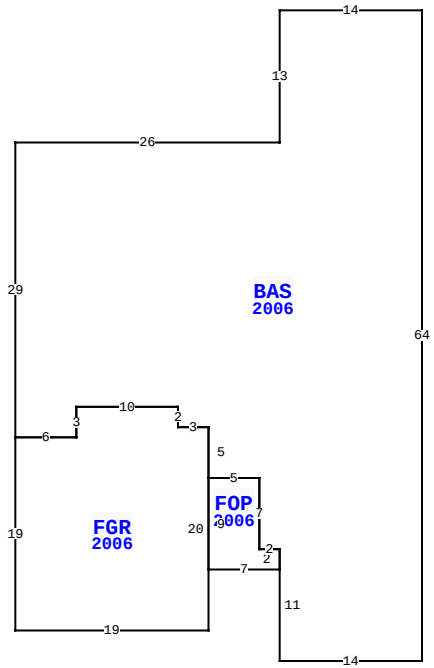
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,659	100	1,659	159,749
FGR	394	55	217	20,896
FOP	49	30	15	1,445
TOTALS	2,102		1,891	182,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	115.3460	104.10	196,853	2006	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1659 HX Base Yr 2019



96156 STONEY GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,089
TOTAL MARKET OB/XF VALUE		4,365
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		241,454
SOH/AGL Deduction		81,556
ASSESSED VALUE		159,898
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,898
TOTAL JUST VALUE		241,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12021	H/AC	0	09/01/2006
E17781	NEW CONSTR	2,000	08/01/2006
P11401	NEW CONSTR	0	08/01/2006
C18226	CO ISSUED	138,072	07/01/2006
R09539	REPAIR/RRF	5,000	07/01/2006
B18226	NEW CONSTR	138,072	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1734	11/21/2007	WD	Q	I		181,100
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: GOWER LARRY M & KIM						
1414/1640	5/24/2006	WD	U	V	19	2,220,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WATSON CUSTOM HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N64 W14 S13 W26 S29 FGR=[YR=2006] S19 E19 N20 W3N2 W10 S3 W6$ E6N3E10S2 E3 S5 FOP=[YR=2006] S9E7N2W2N7W5$ E5 S7 E2 S11 E14$.

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	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	2006	2006	3	88	458	
2	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2006	2006	3	88	3,478	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2006	2006	3	88	429	

LAND DESCRIPTION

TOTAL OB/XF 4,365

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