LOT 222
IN OR 1469/1044
HERON ISLES PHASE 1 REPLAT

NELUMS BRIAN
96166 STONEY GLEN COURT
YULEE, FL 32097

2023

37-3N-28-0740-0222-0000

NASSAU COUNTY PROPERTY

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		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

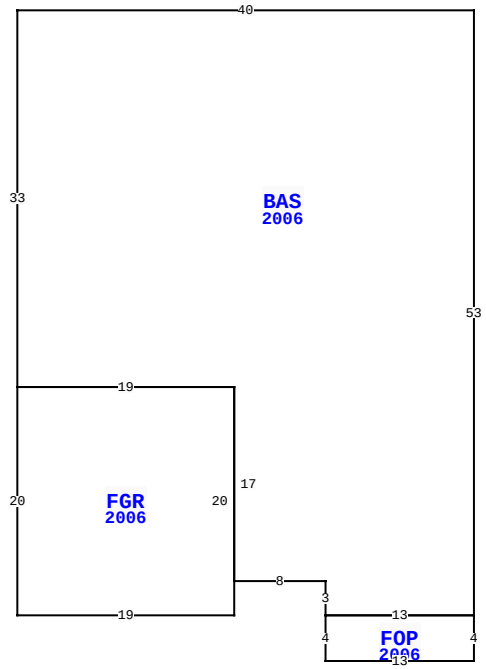
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1,716	165,468
FGR	380	55	209	20,153
FOP	52	30	16	1,543
TOTALS	2,148		1,941	187,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	114.2680	103.13	200,175	2006	2008	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1716 HX Base Yr 2007



96166 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		187,164
TOTAL MARKET OB/XF VALUE		4,576
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		246,740
SOH/AGL Deduction		121,821
ASSESSED VALUE		124,919
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,919
TOTAL JUST VALUE		246,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007142	REPAIR/RRF	8,000	08/01/2020
E18003	NEW CONSTR	2,000	09/01/2006
M12022	H/AC	0	09/01/2006
C18287	CO ISSUED	142,164	08/01/2006
B18287	NEW CONSTR	142,164	08/01/2006
P11437	NEW CONSTR	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1044	1/04/2007	WD	U	I	21	214,900
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: NELUMS BRIAN						
1414/1640	5/24/2006	WD	U	V	19	2,220,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WATSON CUSTOM BUILD						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N4 BAS=[YR=2006] N53 W40 S33 FGR=[YR=2006] S20 E19 N20 W19$E19S17 E8S3E13$W13S4E13$.

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	11	8	88.00	SF	6.50	6.50	100	2006	2006	3	88	503	
2	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	88	3,661	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	88	412	

LAND DESCRIPTION

TOTAL OB/XF 4,576

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