

LOT 226
HERON ISLES PHASE 1 REPLAT
PB 7/152

LENNON RALPH G & SHERRI K
96198 STONEY GLEN CT
YULEE, FL 32097

2023

37-3N-28-0740-0226-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1,844	100	1,844	177,105
FGR	440	55	242	23,243
FOP	76	30	23	2,209
FOP	140	30	42	4,034
USP	224	30	67	6,435

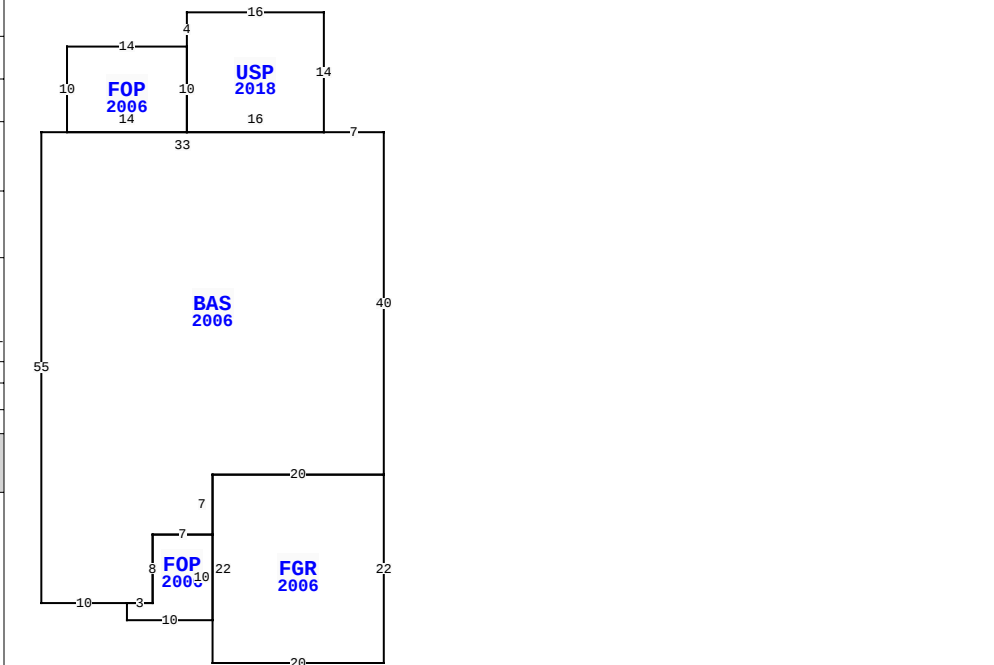
TOTALS	2,724		2,218	213,026
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	62	16	992.00	SF	6.50
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

REVIEW DATE	08/02/2018	BY	KW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	115.2382	104.00	230,672	2006	2006	0	0	0	7.65	92.35
1 SINGLE FAM - 100% - 2022					Heated Area: 1844			HX Base Yr 2022				



96198 STONEY GLEN CT, YULEE				BLD DATE						LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185		
992.00	SF	6.50	6.50	100	2006	2006	3	88	5,674		
60.00	SF	6.50	6.50	100	2006	2006	3	88	343		

TOTAL OB/XF										9,202							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				213,026	
TOTAL MARKET OB/XF VALUE				9,202	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				277,228	
SOH/AGL Deduction				191,452	
ASSESSED VALUE				85,776	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				35,776	
TOTAL JUST VALUE				277,228	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				236,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18001	NEW CONSTR	2,000	09/01/2006
M12023	H/AC	0	09/01/2006
C18394	CO ISSUED	155,100	08/01/2006
B18394	NEW CONSTR	155,100	08/01/2006
P11479	NEW CONSTR	0	08/01/2006
R09628	REPAIR/RRF	5,000	08/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2513/0838	10/29/2021	WD	Q	I	01
GRANTOR: OPENDOOR PROPERTY TRU					SALE PRICE
GRANTEE: LENNON RALPH G & SH					
2494/0835	9/01/2021	WD	U	I	37
GRANTOR: ARMSTRONG JAMES B &					313,900
GRANTEE: OPENDOOR PROPERTY T					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] N22 BAS=[YR=2006] N40 W7 USP=[YR=2018] N14 W16									
S4 FOP=[YR=2006] W14 S10 E14 N10\$ S10 E16\$ W33 S55 E10									
FOP=[YR=2006] S2 E10 N10 W7 S8 W3\$E3 N8 E7 N7 E20\$W20 S22									
E20\$.									