

LOT 228
IN OR 2088/822
HERON ISLES PHASE 1 REPLAT

WADE KRISTEN B
96191 STONEY GLEN CT
YULEE, FL 32097

2023

37-3N-28-0740-0228-0000



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	1,439	125.0392	112.85	162,391	2007	2007	0	0	0	7.43	92.57	VALUATION SUMMARY												
Exterior Wall	20	FACE BRICK 10	1 SINGLE FAM - 100% - 2017													Heated Area: 1213												
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2017												
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	1,213	100	1,213	126,716																								
FGR	399	55	219	22,878																								
FOP	8	30	2	209																								
PTO	100	5	5	522																								
TOTALS	1,720		1,439	150,325																								
EXTRA FEATURES																	96191 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	41	16	656.00	SF	6.50	6.50	100	2007	2007	3	89	3,795													
2	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	2007	2007	3	89	694													
LAND DESCRIPTION																												
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																												