LOT 229
IN OR 1498/83
HERON ISLES PHASE 1 REPLAT

POINDEXTER CAPRINA L
96185 STONEY GLEN COURT
YULEE, FL 32097

2023

37-3N-28-0740-0229-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
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

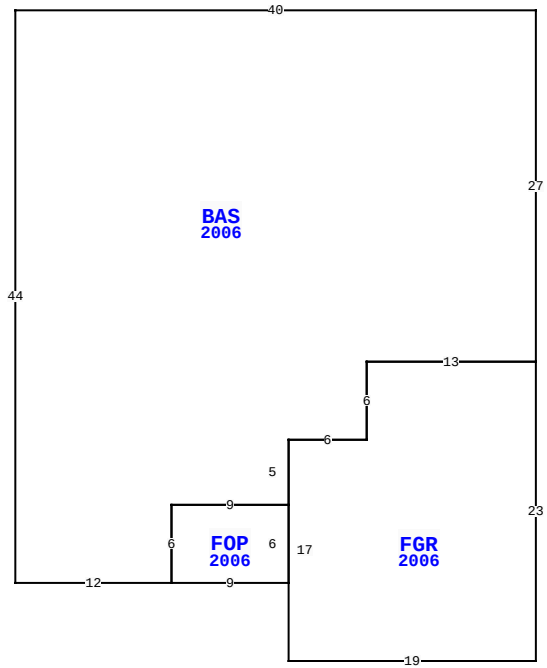
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100	1,419	142,220
FGR	401	55	221	22,150
FOP	54	30	16	1,604
TOTALS	1,874		1,656	165,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	120.1200	108.41	179,527	2006	2006	0	0	0	7.55	92.45

1 SINGLE FAM – 100% - 2008 Heated Area: 1419 HX Base Yr 2008



96185 STONEY GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		165,973
TOTAL MARKET OB/XF VALUE		3,764
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		224,737
SOH/AGL Deduction		110,454
ASSESSED VALUE		114,283
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,283
TOTAL JUST VALUE		224,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18291	NEW CONSTR	2,000	11/01/2006
M12217	H/AC	0	11/01/2006
P11613	NEW CONSTR	0	10/01/2006
C18601	CO ISSUED	0	09/01/2006
R09768	REPAIR/RRF	3,000	09/01/2006
B18601	NEW CONSTR	131,076	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/0083	5/09/2007	WD	Q	I		183,800
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: POINDEXTER CAPRINA						
1450/1797	10/10/2006	WD	U	V	19	142,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N23 BAS=[YR=2006] N27 W40 S44 E12 FOP=[YR=2006] E9N6W9S6$N6E9 N5E6N6E13$W13S6W6S17E19$.

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	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	88	572	
2	0810	CONCRETE A	0	100	34	15	510.00	SF	6.50	6.50	100	2006	2006	3	88	2,917	
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2006	2006	3	88	275	

LAND DESCRIPTION

TOTAL OB/XF 3,764

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