LOT 230
HERON ISLES PHASE 1 REPLAT
PB 7/152

PICARDO STEVEN R
5521 EAGLE POINT DRIVE
GENESEO, NY 14454

2023

37-3N-28-0740-0230-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

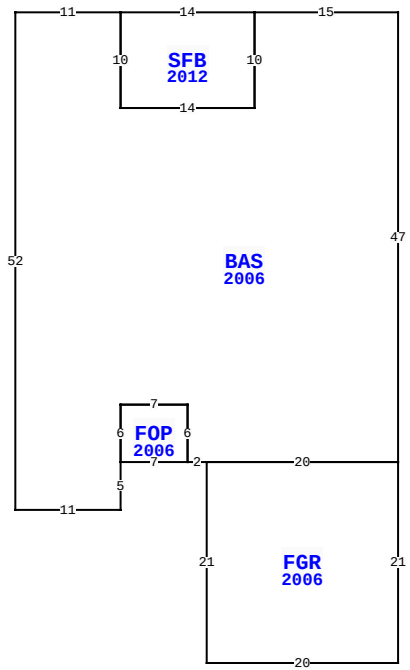
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,753	100	1,753	170,821
FGR	420	55	231	22,510
FOP	42	30	13	1,267
SFB	140	80	112	10,914
TOTALS	2,355		2,109	205,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	116.8552	105.46	222,415	2006	2006	0	0	0	7.60	92.40

1 SINGLE FAM – 0% - 2023 Heated Area: 1865 HX Base Yr



96177 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	205,511
TOTAL MARKET OB/XF VALUE	4,776
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	265,287
SOH/AGL Deduction	0
ASSESSED VALUE	265,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,287
TOTAL JUST VALUE	265,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802439	REPAIR/RRF	8,100	03/01/2018
B25779	REMODEL	2,400	03/01/2012
B19501	ADDITION	1,500	02/01/2007
E18007	ELEC OTHER	2,000	09/01/2006
M12006	MECH OTHER	0	09/01/2006
P11404	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2619/0194	1/23/2023	QC	U	I	11	225,000
GRANTOR: PICARDO MARLENE M						
GRANTEE: PICARDO STEVEN R						
2591/1064	9/15/2022	FJ	U	I	11	0
GRANTOR: CARMICHAEL SHIRLEY A						
GRANTEE: PICARDO MARLENE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 SFB=[YR=2012] W14 S10 E14 N10 $ S10 W14 N10 W11 S52 E11 N5 FOP=[YR=2006] E7 N6 W7 S6 $ N6 E7 S6 E2 FGR=[YR=2006] S21 E20 N21 W20 $ E20 N47 $.

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	0	46	16	736.00	SF	6.50	6.50	100	2006	2006	3	88	4,210	
2	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	2006	2006	3	88	566	

LAND DESCRIPTION

TOTAL OB/XF 4,776

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	0		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