

LOT 240
IN OR 2008/539
HERON ISLES PHASE 1 REPLAT

SANDERS GARY MACK TRUST/SANDERS GARY MACK TRUSTEE
96051 STONEY GLEN CT
YULEE, FL 32097

2023

37-3N-28-0740-0240-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Exterior Wall	20
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
Occupancy	00

Quality	05
DOR CODE	0100

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	127,221
FGR	385	55	212	22,551
FOP	20	30	6	638
PTO	100	5	5	532
TOTALS	1,701		1,419	150,942

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	36	15	540.00	SF	6.50	6.50	100	2007
2	0810	CONCRETE A	0 100	33	3	99.00	SF	6.50	6.50	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,419	127.3272	114.91	163,057	2007	2007	0	0	7.43	92.57
1 SINGLE FAM - 100% - 2023 Heated Area: 1196 HX Base Yr 2023											
96051 STONEY GLEN CT, YULEE											

TOTAL OB/XF											
3,697											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 150,942											
TOTAL MARKET OB/XF VALUE 3,697											
TOTAL LAND VALUE - MARKET 55,000											
TOTAL MARKET VALUE 209,639											
SOH/AGL Deduction 0											
ASSESSED VALUE 209,639											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 159,639											
TOTAL JUST VALUE 209,639											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 182,739											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13292	H/AC	0	09/01/2007
C20427	CO ISSUED	0	08/01/2007
E19902	NEW CONSTR	2,000	08/01/2007
R10657	REPAIR/RRF	3,000	08/01/2007
B20427	NEW CONSTR	112,992	08/01/2007
P12661	NEW CONSTR	0	08/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2008/0539	10/09/2015	WD	Q	I	01	125,000	
GRANTOR: SMITH JUANITA							
GRANTEE: GARY MACK SANDERS T							
1745/0409	3/14/2011	QC	U	I	11	100	
GRANTOR: KITCHENS MARY							
GRANTEE: SMITH JUANITA							
BUILDING NOTES							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2007] W11 PTO=[YR=2007] N10 W10S10 E10\$ W29 S31E12 FOP=[YR=2007] E4N5W4 S5\$ N5E4S5E5 FGR=[YR=2007] S19E19N23 W6S4W13\$E13N4E6N27\$.											