LOT 243
IN OR 1924/209
HERON ISLES PHASE 1 REPLAT

WATKINS JESSICA R
96023 STONEY GLEN CT
YULEE, FL 32097

2023

37-3N-28-0740-0243-0000

BUILDING CHARACTERISTICS

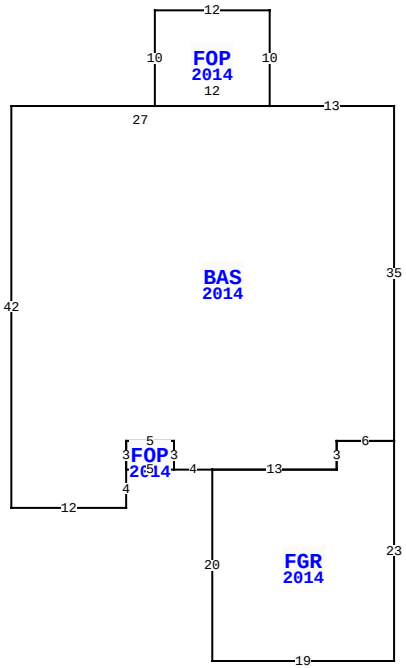
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,535	100	1,535	167,227
FGR	398	55	219	23,858
FOP	15	30	4	436
FOP	120	30	36	3,922
TOTALS	2,068		1,794	195,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,794	125.2900	113.07	202,848	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1535 HX Base Yr 2015



96023 STONEY GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,444
TOTAL MARKET OB/XF VALUE		3,315
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		253,759
SOH/AGL Deduction		103,250
ASSESSED VALUE		150,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,509
TOTAL JUST VALUE		253,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328140	CO ISSUED	0	06/09/2014
B1328140	NEW CONSTR	189,373	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1924/0209	6/16/2014	SW	Q	I	02	144,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WATKINS JESSICA R						
1871/1725	7/26/2013	SW	U	V	30	394,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FOP=[YR=2014] N10 W12 S10 E12 $ W27 S42 E12 N4 FOP=[YR=2014] E5 N3 W5 S3 $ N3 E5 S3 E4 FGR=[YR=2014] S20 E19 N23 W6 S3 W13 $ E13 N3 E6 N35 $.

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	0811	CONCRETE B	0	100	0	0	671.00	SF	5.20	5.20	100	2014	2014	3	95	3,315	

LAND DESCRIPTION

TOTAL OB/XF 3,315

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