LOT 256
IN OR 2103/946
HERON ISLES PHASE #1 PB 7/40

SOLIS MAYELI
96022 MORTON LANE
YULEE, FL 32097

2023

37-3N-28-0740-0256-0000

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

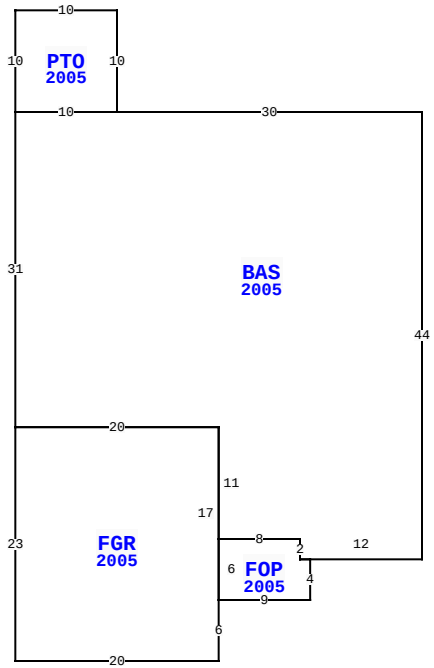
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1,484	147,929
FGR	460	55	253	25,220
FOP	52	30	16	1,595
PTO	100	5	5	498
TOTALS	2,096		1,758	175,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	120.1200	108.41	190,585	2005	2005	0	0	0	8.05	91.95

1 SINGLE FAM – 100% - 2021 Heated Area: 1484 HX Base Yr 2021



96022 MORTON LN, 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		175,243
TOTAL MARKET OB/XF VALUE		3,580
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		233,823
SOH/AGL Deduction		64,801
ASSESSED VALUE		169,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,022
TOTAL JUST VALUE		233,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509922	H/AC	0	06/01/2005
E0515242	ELEC OTHER	2,000	06/01/2005
P09362	OTHER	0	04/01/2005
B14477	NEW CONSTR	114,106	02/01/2005
R07152	REPAIR/RRF	3,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/0946	2/24/2017	WD	Q	I	01	148,000
GRANTOR: THAMER JEREMY						
GRANTEE: SOLIS MAYELI						
1369/0717	11/28/2005	WD	U	I	07	100
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: THAMER JEREMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 PTO=[YR=2005] N10 W10 S10 E10$ W10 S31
FGR=[YR=2005] S23 E20 N6 FOP=[YR=2005] E9 N4 W1 N2 W8 S6$ N17 W20$ E20 S11 E8 S2 E12 N44$.

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	0	0	633.00	SF	6.50	6.50	100	2005	2005	3	87	3,580	

LAND DESCRIPTION

TOTAL OB/XF 3,580

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 07/30/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS