LOT 264
IN OR 1528/261
HERON ISLES PHASE #1 PB 7/40

TERRY COREY D II & TANIA
96039 MORTON LN
YULEE, FL 32097

2023

37-3N-28-0740-0264-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

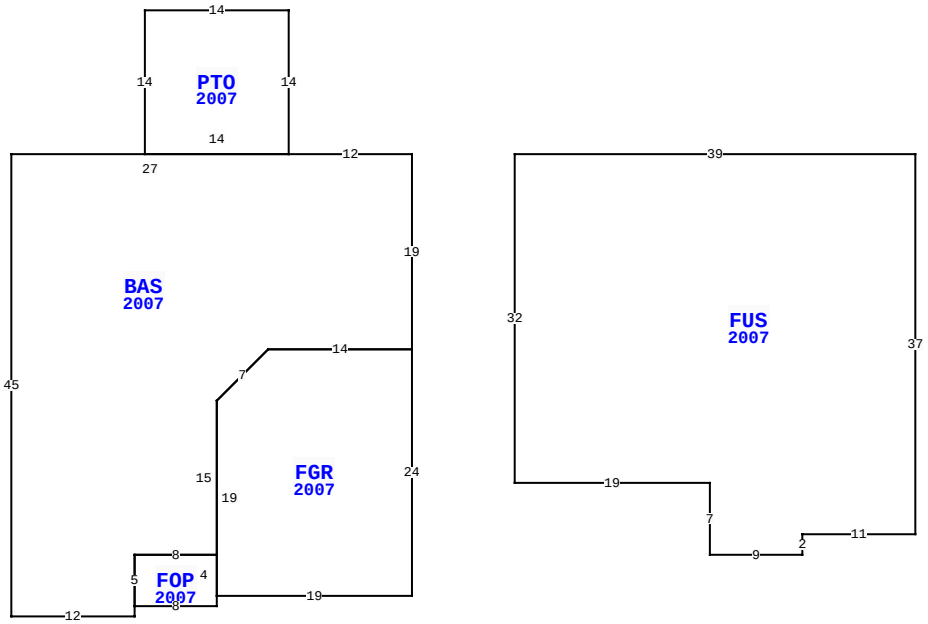
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,226	100	1,226	111,432
FGR	444	55	244	22,177
FOP	40	30	12	1,091
FUS	1,366	100	1,366	124,157
PTO	196	5	10	909
TOTALS	3,272		2,858	259,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,858	108.4666	97.89	279,770	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2022 Heated Area: 2592 HX Base Yr



96039 MORTON LN, 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		259,766
TOTAL MARKET OB/XF VALUE		5,091
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		319,857
SOH/AGL Deduction		0
ASSESSED VALUE		319,857
TOTAL EXEMPTION VALUE	13	319,857
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		319,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19431	NEW CONSTR	2,200	06/01/2007
M13071	H/AC	0	06/01/2007
C19979	CO ISSUED	224,990	05/01/2007
B29979	NEW CONSTR	224,990	05/01/2007
R10409	REPAIR/RRF	1,500	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/1792	12/30/2020	WD	Q	I	01	285,000
GRANTOR: GEIGER THOMAS H & EMI						
GRANTEE: TERRY COREY D II &						
1528/0261	10/02/2007	WD	Q	I		194,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GEIGER THOMAS H & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 PTO=[YR=2007] N14W14S14 E14$W27S45E12N1
FOP=[YR=2007] E8N1 FGR=[YR=2007] E19N24W14 D5 L5 S19$N4
W8S5$N5E8N15 U5 R5 E14N19$ PTR=E10 FUS=[YR=2007]
S32E19S7E9N2 E11N37W39$ W10$.

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	50	17	850.00	SF	6.50	6.50	100	2007	2007	3	89	4,917	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2007	2007	3	89	174	

LAND DESCRIPTION

TOTAL OB/XF 5,091

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