LOT 265
IN OR 2175/1431
HERON ISLES PHASE #1 PB 7/40

HALLOCK GINGER S/HOLMES JOSEPH D
96027 MORTON LANE
YULEE, FL 32097

2023

37-3N-28-0740-0265-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

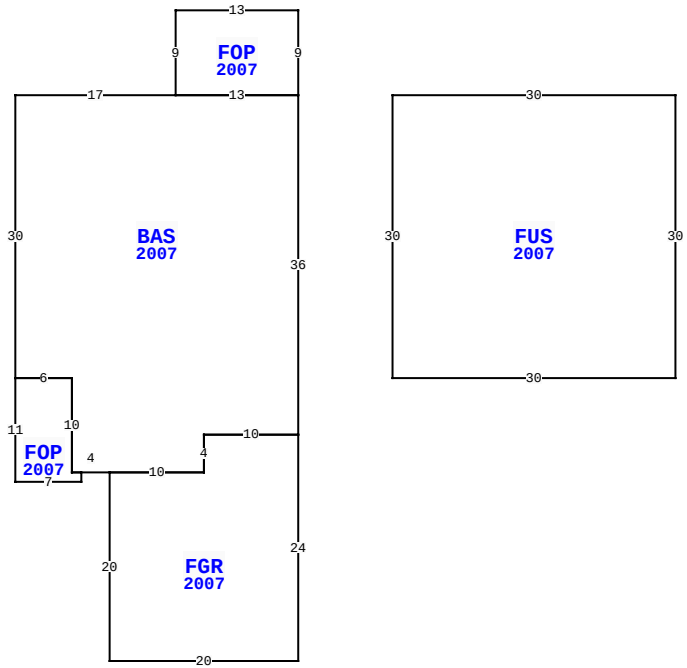
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,100	100	1,100	109,203
FGR	440	55	242	24,025
FOP	67	30	20	1,985
FOP	117	30	35	3,474
FUS	900	100	900	89,348
TOTALS	2,624		2,297	228,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,297	118.4722	106.92	245,595	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 0% - 0 Heated Area: 2000 HX Base Yr



96027 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	228,035
TOTAL MARKET OB/XF VALUE	4,072
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	287,107
SOH/AGL Deduction	51,159
ASSESSED VALUE	235,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,948
TOTAL JUST VALUE	287,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18690	NEW CONSTR	1,900	01/01/2007
M12408	H/AC	0	01/01/2007
P11937	NEW CONSTR	0	01/01/2007
C19241	CO ISSUED	0	12/01/2006
B19241	NEW CONSTR	218,190	12/01/2006
R09982	REPAIR/RRF	1,500	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2175/1431	1/26/2018	WD	Q	I	01	205,000
GRANTOR: BENITEZ-AYALA CARLOS						
GRANTEE: HALLOCK GINGER S &						
1495/0509	4/27/2007	WD	Q	I		200,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BENITEZ-AYALA CARLO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W13S9 BAS=[YR=2007] W17 S30 FOP=[YR=2007] S11 E7N1W1N10W6$E6S10 E4 FGR=[YR=2007] S20E20N24W10S4W10$ E10N4E10N36 W13$E13N9$ PTR=S9 E10 FUS=[YR=2007] S30E30N30W30$ W10 N9$.

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	32	3	96.00	SF	6.50	6.50	100	2007	2007	3	89	555	
2	0810	CONCRETE A	0	0	38	16	608.00	SF	6.50	6.50	100	2007	2007	3	89	3,517	

LAND DESCRIPTION

TOTAL OB/XF 4,072

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