LOT 151
IN OR 1525/951
HERON ISLES PHASE #1 PB 7/40

KEITH ANDRAE D & KRISTEN M
96009 GRAY HERON CT
YULEE, FL 32097

2024

37-3N-28-0740-0151-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

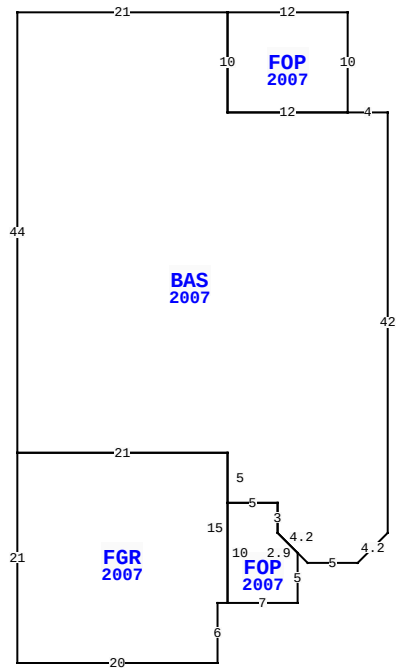
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,605	100	1,605	168,187
FGR	435	55	239	25,044
FOP	62	30	19	1,991
FOP	120	30	36	3,772
TOTALS	2,222		1,899	198,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	119.4424	113.47	215,480	2007	2007	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2008 Heated Area: 1605 HX Base Yr 2008



96009 GRAY HERON CT, 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		198,996
TOTAL MARKET OB/XF VALUE		3,735
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		257,731
SOH/AGL Deduction		126,888
ASSESSED VALUE		130,843
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,843
TOTAL JUST VALUE		257,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19429	NEW CONSTR	1,900	06/01/2007
M13070	H/AC	0	06/01/2007
C19884	CO ISSUED	183,990	05/01/2007
B19884	NEW CONSTR	183,990	05/01/2007
R10348	REPAIR/RRF	1,500	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/0951	9/17/2007	WD	Q	I		172,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KEITH ANDRAE D & KR						
1381/0695	1/12/2006	WD	U	V	19	270,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 FOP=[YR=2007] N10W12S10 E12$W12N10W21S44
FGR=[YR=2007] S21 E20N6E1 FOP=[YR=2007] E7N5 L2 U2 N3 W5S10$
N15W21$E21S5E5S3 D3 R3 E5 U3 R3 N42$.

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	38	16	608.00	SF	6.50	6.50	100	2007	2007	3	88	3,478	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2007	2007	3	88	257	

LAND DESCRIPTION

TOTAL OB/XF 3,735

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS