LOT 155
HERON ISLES PHASE #1 PB 7/40

CUMELLE ANDREW & JILLANN
96016 GRAY HERON CT
YULEE, FL 32097-6656

2024

37-3N-28-0740-0155-0000

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		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

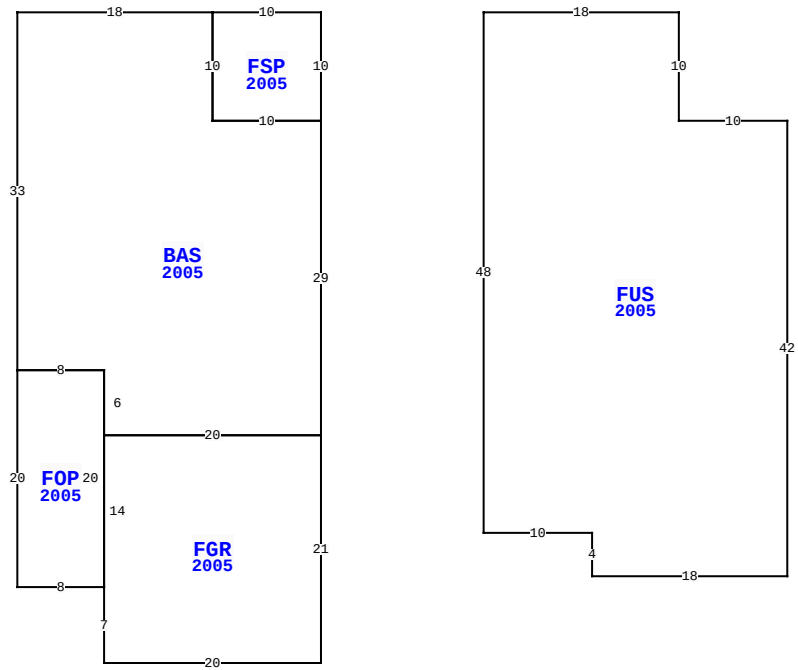
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	944	100	944	91,975
FGR	420	55	231	22,507
FOP	160	30	48	4,677
FSP	100	40	40	3,898
FUS	1,316	100	1,316	128,219
TOTALS	2,940		2,579	251,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,579	112.1472	106.54	274,767	2005	2005	0	0	0	8.55	91.45

1 SINGLE FAM – 100% - 2024 Heated Area: 2260 HX Base Yr 2024



96016 GRAY HERON CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,274
TOTAL MARKET OB/XF VALUE		5,825
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		312,099
SOH/AGL Deduction		148,319
ASSESSED VALUE		163,780
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,780
TOTAL JUST VALUE		312,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004728	H/AC	5,000	06/01/2020
E14495	ELEC OTHER	0	03/01/2005
E14534	ELEC OTHER	2,000	03/01/2005
M09453	MECH OTHER	0	03/01/2005
B0414137	NEW CONSTR	161,462	02/01/2005
P0508919	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/1749	12/28/2023	SW	Q	I	01	350,000
GRANTOR: HUDSON SFR TRS PROPER						
GRANTEE: CUMELLE ANDREW & JI						
2661/966	8/10/2023	SW	U	I	11	100
GRANTOR: HUDSON SFR PROPERTY H						
GRANTEE: HUDSON SFR TRS PROP						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W10 BAS=[YR=2005] W18 S33 FOP=[YR=2005] S20 E8 FGR=[YR=2005] S7 E20 N21 W20 S14$ N20 W8$ E8 S6 E20 N29 W10 N10$ S10 E10 N10$ PTR= E15 FUS=[YR=2005] E18 S10 E10 S42 W18 N4 W10 N48$ W15$.

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	606.00	SF	5.20	5.20	100	2005	2005	3	86	2,710	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 5,825

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