LOT 209
IN OR 1997/231
HERON ISLES PHASE 1 REPLAT

BUSH JOHN A & CHERYL
96052 STONEY GLEN CT
YULEE, FL 32097

2024

37-3N-28-0740-0209-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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

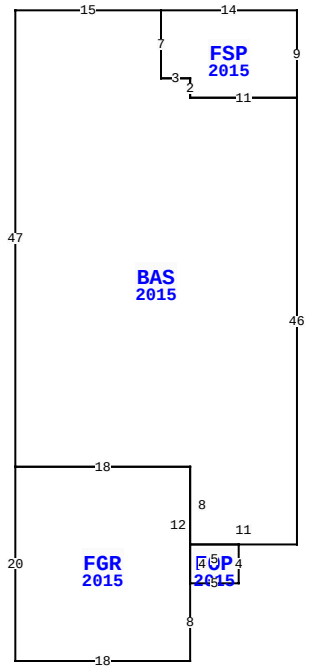
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,331	100	1,331	165,792
FGR	360	55	198	24,663
FOP	20	30	6	747
FSP	120	40	48	5,979
TOTALS	1,831		1,583	197,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,583	135.8742	129.08	204,334	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1331 HX Base Yr 2016



96052 STONEY GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,182
TOTAL MARKET OB/XF VALUE		3,841
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		256,023
SOH/AGL Deduction		168,451
ASSESSED VALUE		87,572
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,572
TOTAL JUST VALUE		256,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530300	CO ISSUED	0	08/11/2015
B1530300	NEW CONSTR	169,726	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1997/0231	8/11/2015	WD	Q	I	02	147,600
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: BUSH JOHN A & CHERY						
1908/0998	3/17/2014	SW	U	V	30	19,500
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W14 BAS=[YR=2015] W15 S47 FGR=[YR=2015] S20 E18 N8 FOP=[YR=2015] E5 N4 W5 S4$ N12 W18$ E18 S8 E11 N46 W11 N2 W3 N7$ S7 E3 S2 E11 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	100	0	0	622.00	SF	6.50	6.50	100	2015	2015	3	95	3,841	

LAND DESCRIPTION

TOTAL OB/XF 3,841

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 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