LOT 213
IN OR 2244/1593
HERON ISLES PHASE 1 REPLAT

GIRCYS KESTUTIS/GIRCIENE KAROLINA
96044 WATERWAY CT
FERNANDINA BEACH, FL 32034

2024

37-3N-28-0740-0213-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

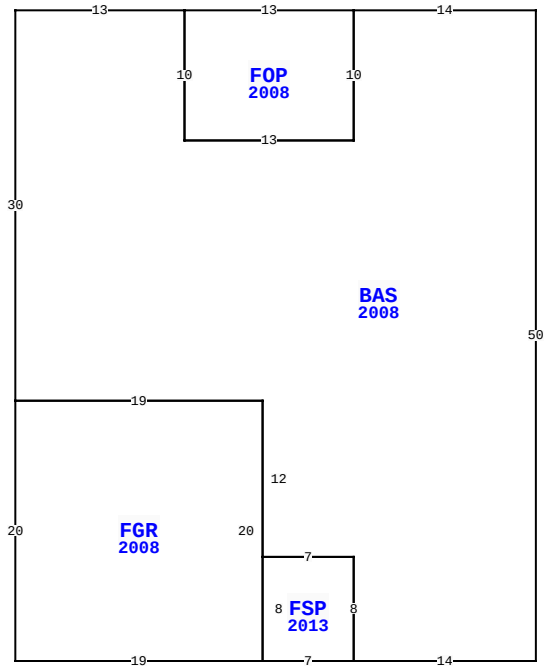
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,434	100	1,434	150,512
FGR	380	55	209	21,937
FOP	130	30	39	4,094
FSP	56	40	22	2,309
TOTALS	2,000		1,704	178,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	118.8000	112.86	192,313	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 0 Heated Area: 1434 HX Base Yr



96090 STONEY GLEN CT, YULEE

BLD DATE	12/11/2008	RK	LGL DATE		
XF DATE	12/11/2008	RK	LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	178,851
TOTAL MARKET OB/XF VALUE	2,555
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	236,406
SOH/AGL Deduction	28,703
ASSESSED VALUE	207,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,703
TOTAL JUST VALUE	236,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21536	CO ISSUED	0	06/01/2008
E20911	ELEC OTHER	2,000	06/01/2008
M13945	MECH OTHER	0	06/01/2008
R11338	REPAIR/RRF	3,000	06/01/2008
B21536	NEW CONSTR	132,000	06/01/2008
P13266	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/1593	12/17/2018	WD	Q	I	01	171,500
GRANTOR: PEARCE JERROD R & JAM						
GRANTEE: GIRCYS KESTUTIS & K						
1589/0992	10/16/2008	WD	Q	I		158,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: PEARCE JERROD R & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FOP=[YR=2008] W13 S10 E13 N10 $ S10 W13 N10 W13 S30 FGR=[YR=2008] S20 E19 FSP=[YR=2013] E7 N8 W7 S8 $ N20 W19 $ E19 S12 E7 S8 E14 N50 $.

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	0	0	0	552.00	SF	5.20	5.20	100	2008	2008	3	89	2,555	

LAND DESCRIPTION

TOTAL OB/XF 2,555

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 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