

LOT 214
HERON ISLES PHASE 1 REPLAT
PB 7/152

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2024

37-3N-28-0740-0214-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1,753	100	1,753	175,661
FGR	420	55	231	23,148
FOP	42	30	13	1,303
FOP	140	30	42	4,209
PTO	70	5	4	400
TOTALS	2,425		2,043	204,720

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,043	114.5914	108.86	222,401	2007	2007	0	0	7.95	92.05

1 SINGLE FAM - 100% - 2009 Heated Area: 1753 HX Base Yr 2009

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

96100 STONEY GLEN CT, YULEE											
TOTAL OB/XF 3,969											

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,720
TOTAL MARKET OB/XF VALUE	3,969
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	263,689
SOH/AGL Deduction	152,545
ASSESSED VALUE	111,144
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	61,144
TOTAL JUST VALUE	263,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,603

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/472	3/26/2024	WD	Q	I	01	305,000
GRANTOR: GAMBLE STEPHEN J & MA						
GRANTEE: YAMASA CO LTD						
1546/0895	1/16/2008	WD	Q	I		199,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: GAMBLE STEPHEN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 PTO=[YR=2007] NSW14SS5E14 \$ FOP=[YR=2007] W14 S10E14 N10 \$ S10 W14N10W11 S52 E11 N5 FOP=[YR=2007] E7N6W7S6 \$ N6E7S6E2 FGR=[YR=2007] S21 E20N21W20SE20N47\$.