LOT 235
IN OR 1949/1674
HERON ISLES PHASE 1 REPLAT

HENRY PETER R & SONJA R
96109 STONEY GLEN CT
YULEE, FL 32097

2024

37-3N-28-0740-0235-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

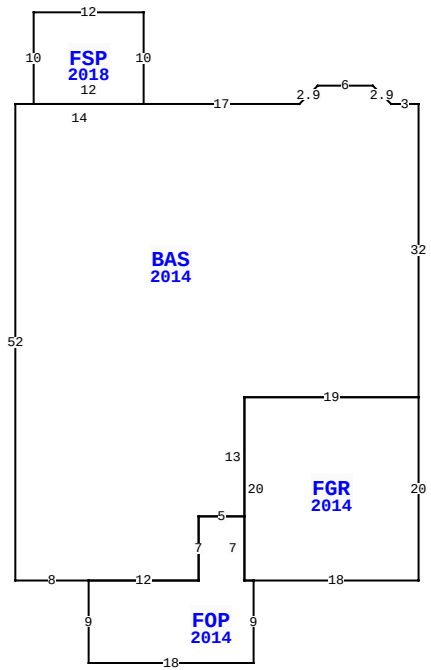
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,889	100	1,889	209,904
FGR	380	55	209	23,223
FOP	197	30	59	6,556
FSP	120	40	48	5,334
TOTALS	2,586		2,205	245,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,205	122.0296	115.93	255,626	2014	2014	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2015 Heated Area: 1889 HX Base Yr 2015



96109 STONEY GLEN 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		245,018
TOTAL MARKET OB/XF VALUE		3,488
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		303,506
SOH/AGL Deduction		123,904
ASSESSED VALUE		179,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,602
TOTAL JUST VALUE		303,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428679	CO ISSUED	0	11/03/2014
B1428679	NEW CONSTR	229,169	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1674	11/26/2014	SW	Q	I	02	173,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HENRY PETER R & SON						
1877/1569	9/03/2013	SW	Q	V	05	263,000
GRANTOR: BWC LAND LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W3 U2 L2 W6 D2 L2 W17 FSP=[YR=2018] N10 W12 S10 E12 $ W14 S52 E8 FOP=[YR=2014] S9 E18 N9 FGR=[YR=2014] E18 N20 W19 S20 E1 $ W1 N7 W5 S7 W12 $ E12 N7 E5 N13 E19 N32 $.

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	706.00	SF	5.20	5.20	100	2014	2014	3	95	3,488	

LAND DESCRIPTION

TOTAL OB/XF 3,488

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	000134	C	SFR POND	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