LOT 241
HERON ISLES PHASE 1 REPLAT
PB 7/152

AHMAD FAMILY REVOCABLE TRUST/AHMAD IFTIKHAR TRUSTE
114 EAST CAMELOT DRIVE
PALATKA, FL 32177

2024

37-3N-28-0740-0241-0000

BUILDING CHARACTERISTICS

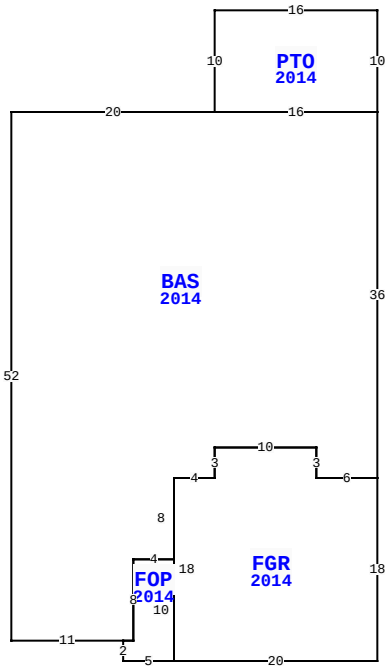
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,490	100	1,490	171,479
FGR	390	55	214	24,629
FOP	42	30	13	1,496
PTO	160	5	8	921
TOTALS	2,082		1,725	198,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,725	126.3900	120.07	207,121	2014	2014	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 0 Heated Area: 1490 HX Base Yr



96039 STONEY GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,525
TOTAL MARKET OB/XF VALUE	3,107
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	256,632
SOH/AGL Deduction	31,765
ASSESSED VALUE	224,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,867
TOTAL JUST VALUE	256,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428276	CO ISSUED	0	06/25/2014
B1428276	NEW CONSTR	182,715	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1004	6/08/2020	WD	U	I	11	100
GRANTOR: AHMAD IFTIKHAR & NADI						
GRANTEE: AHMAD FAMILY REVOCA						
2254/1407	2/06/2019	WD	Q	I	01	187,000
GRANTOR: SMITH ERIN W						
GRANTEE: AHMAD IFTIKHAR & NA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W16 S10 BAS=[YR=2014] W20 S52 E11
FOP=[YR=2014] S2 E5 FGR=[YR=2014] E20 N18 W6 N3 W10 S3 W4 S18 $ N10 W4 S8 W1 $ E1 N8 E4 N8 E4 N3 E10 S3 E6 N36 W16 $ E16 N10 $.

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	629.00	SF	5.20	5.20	100	2014	2014	3	95	3,107	

LAND DESCRIPTION

TOTAL OB/XF 3,107

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