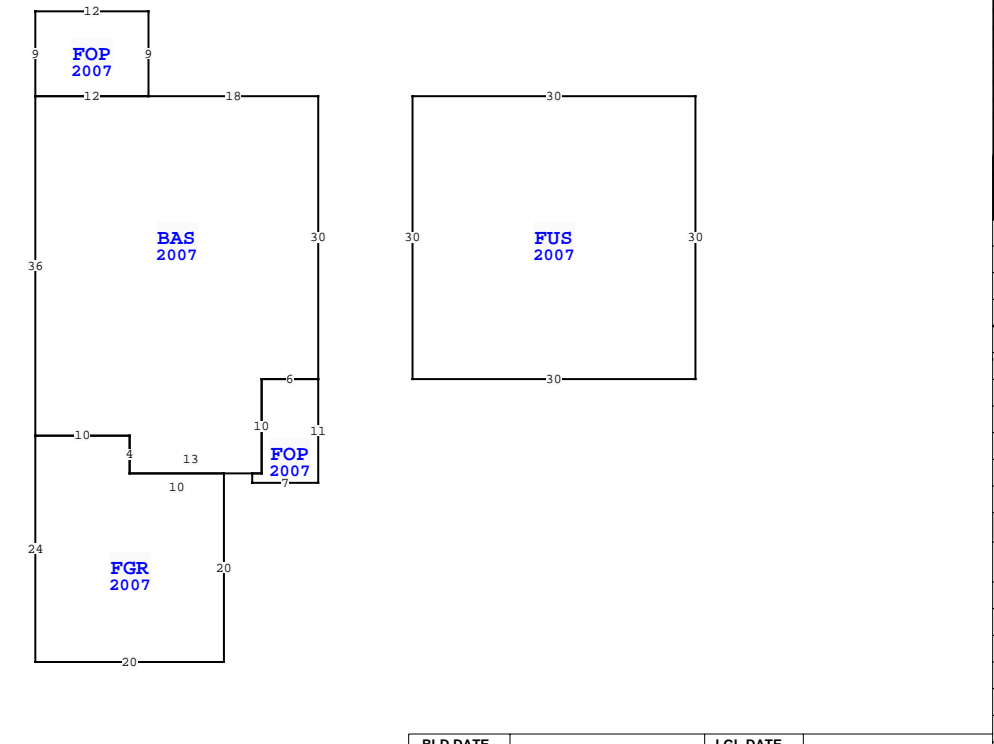


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,294	113.0871	113.09	259,428	2007	2007	0	0	8.15	91.85



Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,100	100
FGR	440	55
FOP	67	30
FOP	108	30
FUS	900	100
TOTALS	2,615	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		238,285	
TOTAL MARKET OB/XF VALUE		5,123	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		308,408	
SOH/AGL Deduction		151,667	
ASSESSED VALUE		156,741	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		106,019	
TOTAL JUST VALUE		308,408	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,621	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005574	H/AC	3,429	07/01/2020
E18691	NEW CONSTR	1,900	01/01/2007
M12407	H/AC	0	01/01/2007
P11965	NEW CONSTR	0	01/01/2007
C19236	CO ISSUED	0	12/01/2006
B19236	NEW CONSTR	222,790	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1494/0649	4/23/2007	WD Q	Q	I		230,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GUEVARA MARIA P R &						
1402/0012	4/06/2006	WD U	V	19		522,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES		96001 GRAY HERON CT, YULEE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0810	CONCRETE A	6.50
2	0810	CONCRETE A	6.50

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/13/2025		MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W18 FOP=[YR=2007] N9 W12S9 E12S W12S36 FGR=[YR=2007] S24 E20N20 W10N4W10S E10S4E13 FOP=[YR=2007] S1 E7N11W6S10W1S E1N10E6N30S PTR= E10 FUS=[YR=2007] S30 E30 N30 W30S W10S.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							