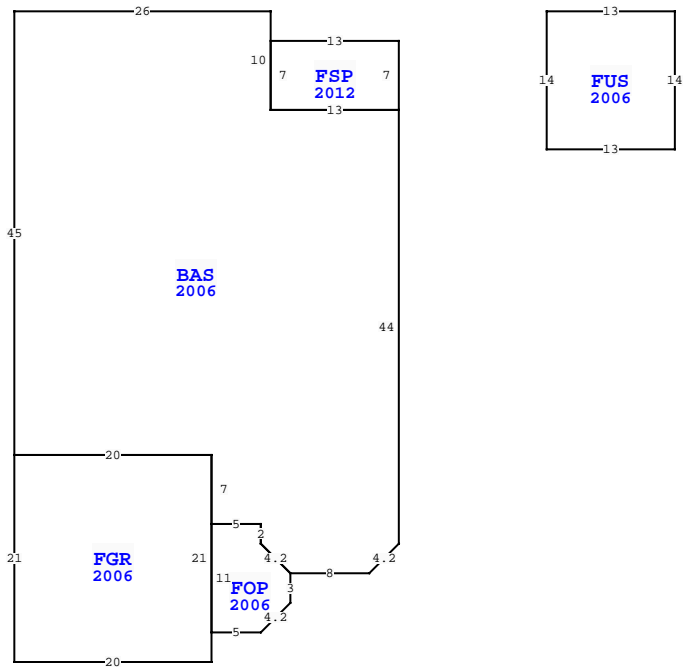




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 60	
Interior Floor	13	LVT/LAMNT 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	
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	YEAR
BAS	1,819	100	2006
FGR	420	55	2006
FOP	73	30	2006
FSP	91	40	2012
FUS	182	100	2006
TOTALS	2,585		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,290	117.8205	117.82	269,808	2006	2006	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2008 Heated Area: 2001 HX Base Yr 2008											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			246,470
TOTAL MARKET OB/XF VALUE			5,216
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			316,686
SOH/AGL Deduction			190,840
ASSESSED VALUE			125,846
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			75,124
TOTAL JUST VALUE			316,686
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R205379	REPAIR/RRF	11,210	07/01/2020
M11021	H/AC	0	02/01/2006
E16639	NEW CONSTR	1,900	01/01/2006
P10505	NEW CONSTR	0	01/01/2006
C16596	CO ISSUED	220,990	11/01/2005
B16596	NEW CONSTR	220,990	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1780	8/17/2007	WD Q	Q	I		205,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LONGO ANTHONY J & P						
1341/1484	8/15/2005	WD U	V	19		328,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	39	16	624.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	2006
3	0476	VF 6 SBPL	0 100	0	0	20.00	LF	32.00	32.00	100	2007
4	0810	CONCRETE A	0 100	20	10	200.00	SF	6.50	6.50	100	2006

TOTAL OB/XF												
96027 GRAY HERON CT, YULEE												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/13/2025			MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] N44 FSP=[YR=2012] N7 W13 S7 E13\$W13N10W26 S45											
FGR=[YR=2006] S21 E20 N21 W20\$E20 S7 FOP=[YR=2006] S11 E5 U3											
R3 N3 L3 U3 N2 W5\$E5S2 D3 R3 E8 R3 U3 \$ PTR=N54E15											
FUS=[YR=2006] E13 S14 W13N14\$ W15S54 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	PUD	0.00	0.00	1.00	LT	1.00