LOT 206
IN OR 1500/826
HERON ISLES PHASE 1 REPLAT

GORA THOMAS J
96022 STONEY GLEN COURT
YULEE, FL 32097

2025

37-3N-28-0740-0206-0000

BUILDING CHARACTERISTICS

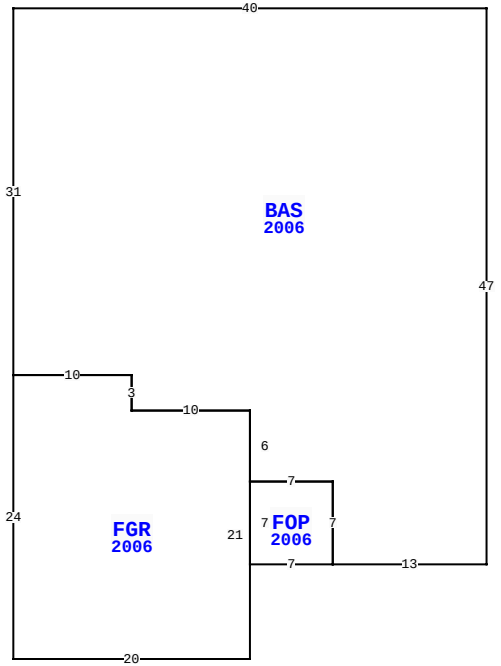
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,541	100	2006	1,541	158,415
FGR	450	55	2006	248	25,495
FOP	49	30	2006	15	1,542
TOTALS	2,040			1,804	185,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,804	112.3500	112.35	202,679	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1541 HX Base Yr 2008



96022 STONEY GLEN CT, YULEE

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

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	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	2006	2006	3	86	447	
2	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2006	2006	3	86	3,399	
3	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2006	2006	3	86	319	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,451
TOTAL MARKET OB/XF VALUE		4,165
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		254,616
SOH/AGL Deduction		126,850
ASSESSED VALUE		127,766
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,044
TOTAL JUST VALUE		254,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12028	MECH OTHER	0	09/01/2006
E17777	ELEC OTHER	2,000	08/01/2006
P11415	OTHER	0	08/01/2006
C18225	CO ISSUED	134,640	07/01/2006
A09538	REPAIR/RRF	5,000	07/01/2006
B18225	NEW CONSTR	134,640	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/0826	5/22/2007	WD	Q	I		183,900
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: GORA THOMAS J						
1414/1640	5/24/2006	WD	U	V	19	2,220,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WATSON CUSOM HOME B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N47 W40 S31 FGR=[YR=2006] S24 E20 N21 W10 N3 W10$E10 S3 E10 S6 FOP=[YR=2006] S7 E7 N7 W7$E7 S7 E13$.

LAND DESCRIPTION

TOTAL OB/XF 4,165

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS