LOT 219
HERON ISLES PHASE 1 REPLAT
PB 7/152

HARDY AUSTIN M/HARDY RICHARD B & REBECCA J
96138 STONEY GLEN CT
YULEE, FL 32097

2025

37-3N-28-0740-0219-0000

BUILDING CHARACTERISTICS

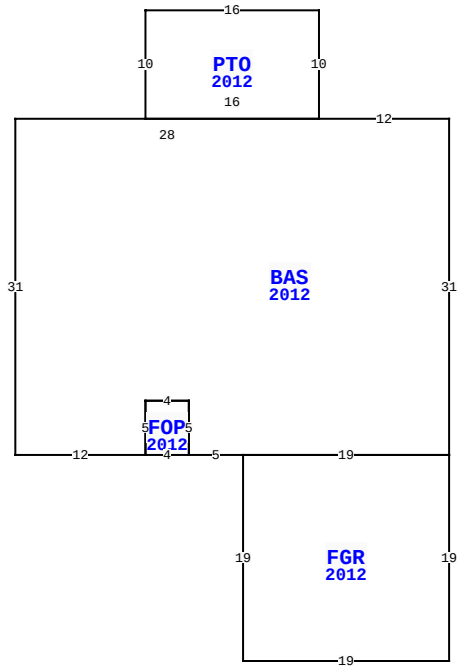
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,220	100	2012	1,220	143,575
FGR	361	55	2012	199	23,419
FOP	20	30	2012	6	706
PTO	160	5	2012	8	942
TOTALS	1,761			1,433	168,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,433	124.5972	124.60	178,552	2012	2012	0	0	0	5.55	94.45

1 SINGLE FAM – 100% - 2023 Heated Area: 1220 HX Base Yr 2023



96138 STONEY GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,642
TOTAL MARKET OB/XF VALUE		3,110
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		236,752
SOH/AGL Deduction		4,319
ASSESSED VALUE		232,433
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,711
TOTAL JUST VALUE		236,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25342	CO ISSUED	0	03/23/2012
M16738	H/AC	0	12/01/2011
E24084	NEW CONSTR	0	11/01/2011
B25342	NEW S/F/R	142,508	11/01/2011
P15282	NEW CONSTR	0	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0300	6/01/2022	WD	U	I	30	139,000
GRANTOR: HARDY RICHARD B & REB						
GRANTEE: HARDY AUSTIN & RICH						
1763/0770	11/01/2011	WD	U	I	11	22,500
GRANTOR: BWC LAND LLC						
GRANTEE: HARDY RICHARD B & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W12 PTO=[YR=2012] N10 W16 S10 E16 $ W28 S31 E12 FOP=[YR=2012] E4 N5 W4 S5 $ N5 E4 S5 E5 FGR=[YR=2012] S19 E19 N19 W19 $ E19 N31$.

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	650.00	SF	5.20	5.20	100	2012	2012	3	92	3,110	

LAND DESCRIPTION

TOTAL OB/XF 3,110

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