LOT 223
HERON ISLES PHASE 1 REPLAT
PB 7/152

REIL SALLY A
96176 STONEY GLEN COURT
YULEE, FL 32097

2025

37-3N-28-0740-0223-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

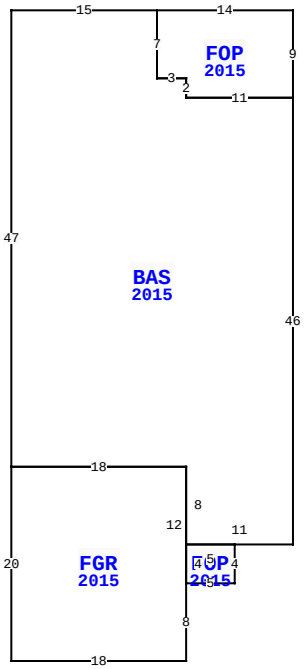
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,331	100	2015	1,331	156,832
FGR	360	55	2015	198	23,331
FOP	20	30	2015	6	707
FOP	120	30	2015	36	4,242
TOTALS	1,831			1,571	185,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	122.7366	122.74	192,825	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1331 HX Base Yr 2021



96176 STONEY GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,112
TOTAL MARKET OB/XF VALUE		3,171
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		253,283
SOH/AGL Deduction		73,018
ASSESSED VALUE		180,265
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,543
TOTAL JUST VALUE		253,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530452	NEW CONSTR	169,727	05/01/2015
R10804	REPAIR/RRF	15,000	10/01/2007
B20682	NEW CONSTR	201,450	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0699	8/18/2020	WD	Q	I	01	210,000
GRANTOR: JOHNSON KRISTEN & AND						
GRANTEE: REIL SALLY A						
2379/1574	7/27/2020	FJ	U	I	11	100
GRANTOR: JOHNSON RICHARD DONAL						
GRANTEE: JOHNSON KRISTEN & A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W14 BAS=[YR=2015] W15 S47 FGR=[YR=2015] S20 E18 N8 FOP=[YR=2015] E5 N4 W5 S4$ N12 W18$ E18 S8 E11 N46 W11 N2 W3 N7$ S7 E3 S2 E11 N9$.

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	10	4	40.00	SF	6.50	6.50	100	2015	2015	3	95	247	
2	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2015	2015	3	95	2,924	

LAND DESCRIPTION

TOTAL OB/XF 3,171

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