LOT 238
HERON ISLES PHASE 1 REPLAT
PB 7/152

HOLTON TED RANDOPLH JR & KAITLYN SHANNON
96069 STONEY GLEN COURT
YULEE, FL 32097

2025

37-3N-28-0740-0238-0000

BUILDING CHARACTERISTICS

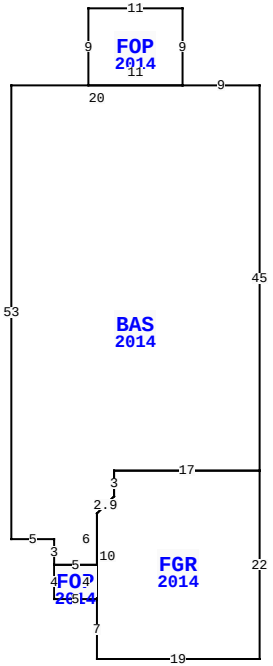
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,408	100	2014	1,408	161,962
FGR	410	55	2014	226	25,997
FOP	20	30	2014	6	690
FOP	99	30	2014	30	3,451
TOTALS	1,937			1,670	192,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	120.6450	120.64	201,469	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2020 Heated Area: 1408 HX Base Yr 2020



96069 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	192,101
TOTAL MARKET OB/XF VALUE	3,794
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	260,895
SOH/AGL Deduction	150,421
ASSESSED VALUE	110,474
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	59,752
TOTAL JUST VALUE	260,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327723	CO ISSUED	0	03/01/2014
B1327723	NEW CONSTR	175,260	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1429	6/17/2025	WD	Q	I	01	310,000
GRANTOR: WYATT CHASE A & KRYST						
GRANTEE: HOLTON TED RANDOPLH						
2274/0701	5/10/2019	WD	Q	I	01	190,000
GRANTOR: SUMNER JOEY & KAREN						
GRANTEE: WYATT CHASE A & KRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W9 FOP=[YR=2014] N9 W11 S9 E11 $ W20 S53 E5 S3 FOP=[YR=2014] S4 E5 FGR=[YR=2014] S7 E19 N22 W17 S3 D2 L2 S10$N4 W5 $ E5 N6 U2 R2 N3 E17 N45 $.

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	0	0	621.00	SF	6.50	6.50	100	2014	2014	3	94	3,794	

TOTAL OB/XF 3,794

LAND DESCRIPTION

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