

LOT 533
HERON ISLES PHASE TWO C-1
PBK 8/77

BRUCE DAVID A & HALEE M
96129 STONEY DR
FERNANDINA BEACH, FL 32034

2025

37-3N-28-0741-0533-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	14	CARPET 60
Interior Floor	11	CLAY TILE 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.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

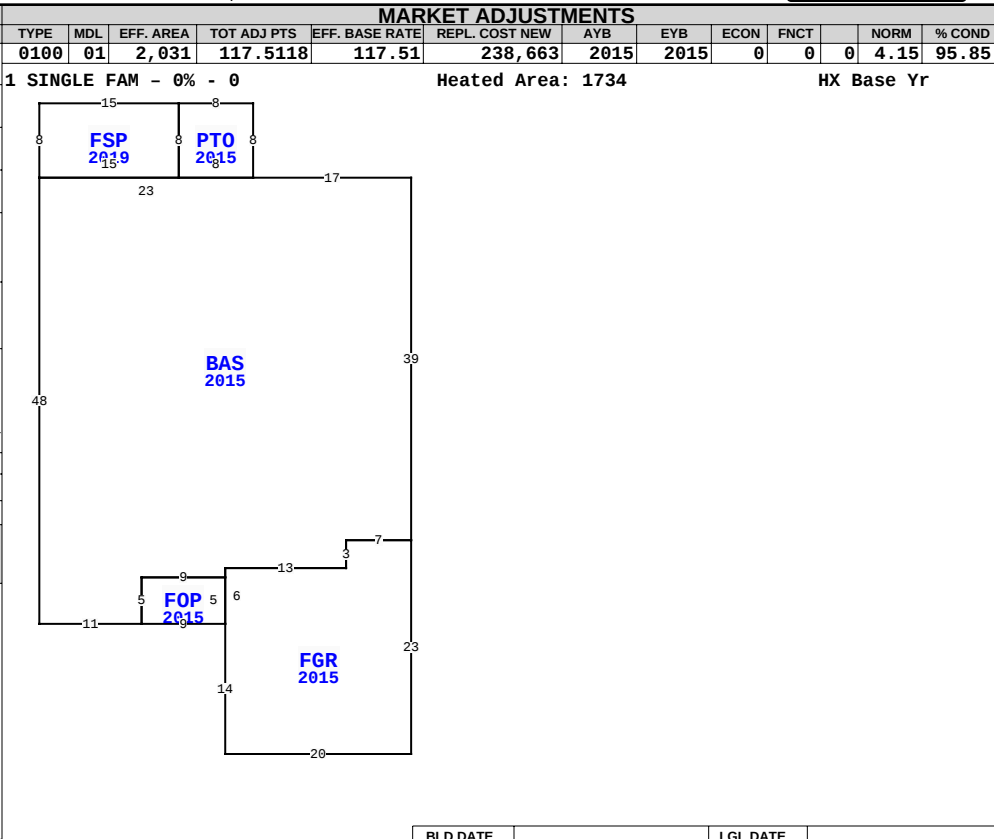
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	2015	1,734	195,306
FGR	421	55	2015	232	26,131
FOP	45	30	2015	14	1,577
FSP	120	40	2019	48	5,406
PTO	64	5	2015	3	338
TOTALS	2,384			2,031	228,758

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0	0	0
2	0476	VF 6 SBPL	0	0	0
3	0470	VNYL GATE	0	0	0
4	0479	VF PICKET	0	0	0
5	0470	VNYL GATE	0	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	RES POND	0	



95872 GRAYLON DR, YULEE	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0		SF	6.50	100	2015	2015	3	95	4,008	
2	0476	VF 6 SBPL	0	0	0		LF	32.00	100	2016	2016	3	89	2,278	
3	0470	VNYL GATE	0	0	0		UT	300.00	100	2016	2016	3	89	267	
4	0479	VF PICKET	0	0	0		LF	10.00	100	2016	2016	3	89	445	
5	0470	VNYL GATE	0	0	0		UT	300.00	100	2016	2016	3	89	267	

TOTAL OB/XF															7,265
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				228,758	
TOTAL MARKET OB/XF VALUE				7,265	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				301,023	
SOH/AGL Deduction				16,810	
ASSESSED VALUE				284,213	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				284,213	
TOTAL JUST VALUE				301,023	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				291,157	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530509	NEW CONSTR	216,637	05/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2318/1372	11/12/2019	WD	Q	I	01
GRANTOR: NICHOLS DEREK G & JES					SALE PRICE
GRANTEE: BRUCE DAVID A & HAL					232,000
2012/1731					
11/03/2015					WD Q I 01 183,700
GRANTOR: ESB INVESTMENTS LLC					
GRANTEE: NICHOLS DEREK G & J					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2015] W17 PTO=[YR=2015] N8 W8 FSP=[YR=2019] W15 S8 E15 N8\$ S8 E8\$ W23 S48 E11 FOP=[YR=2015] E9 FGR=[YR=2015] S14 E20 N23 W7 S3 W13 S6\$ N5 W9 S5\$ N5 E9 N1 E13 N3 E7 N39\$.					