LOT 149
IN OR 1494/649
HERON ISLES PHASE #1 PB 7/40

GUEVARA MARIA P R & MARTIN R
96001 GRAY HERON COURT
YULEE, FL 32097

2026

37-3N-28-0740-0149-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

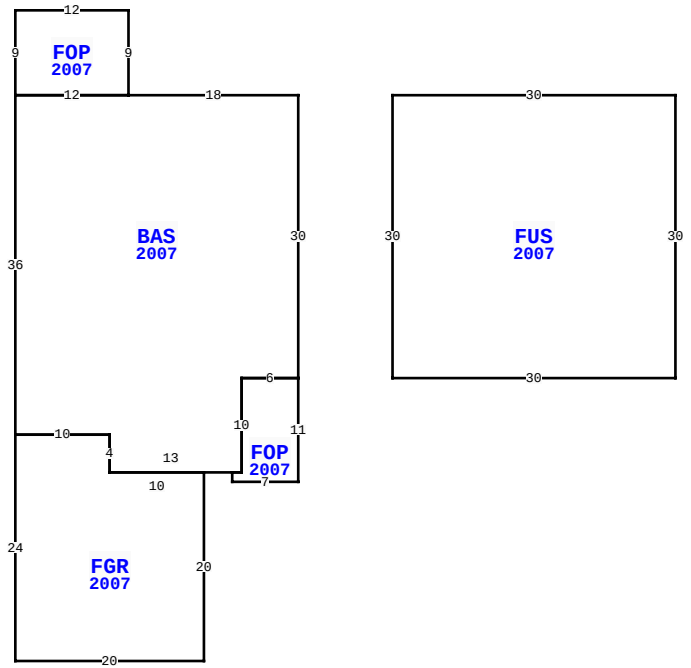
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	2007	1,100	113,638
FGR	440	55	2007	242	25,001
FOP	67	30	2007	20	2,066
FOP	108	30	2007	32	3,306
FUS	900	100	2007	900	92,977
TOTALS	2,615			2,294	236,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	107.7020	113.09	259,428	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2008 Heated Area: 2000 HX Base Yr 2008



96001 GRAY HERON 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		236,987
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		301,987
SOH/AGL Deduction		141,014
ASSESSED VALUE		160,973
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,562
TOTAL JUST VALUE		301,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005574	H/AC	3,429	07/01/2020
E18691	NEW CONSTR	1,900	01/01/2007
M12407	H/AC	0	01/01/2007
P11965	NEW CONSTR	0	01/01/2007
C19236	CO ISSUED	0	12/01/2006
B19236	NEW CONSTR	222,790	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/0649	4/23/2007	WD	Q	I		230,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GUEVARA MARIA P R &						
1402/0012	4/06/2006	WD	U	V	19	522,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] N9 W12S9 E12$ W12S36
FGR=[YR=2007] S24 E20N20 W10N4W10$ E10S4E13 FOP=[YR=2007] S1
E7N11W6S10W1$E1N10E6N30$ PTR= E10 FUS=[YR=2007] S30 E30 N30
W30$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS