LOT 151
IN OR 1525/951
HERON ISLES PHASE #1 PB 7/40

KEITH ANDRAE D & KRISTEN M
96009 GRAY HERON CT
YULEE, FL 32097

2026

37-3N-28-0740-0151-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

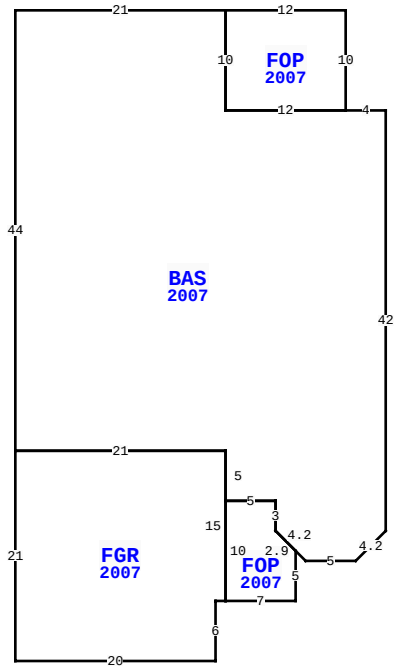
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,605	100	2007	1,605	167,158
FGR	435	55	2007	239	24,891
FOP	62	30	2007	19	1,979
FOP	120	30	2007	36	3,749
TOTALS	2,222			1,899	197,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	108.5840	114.01	216,505	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2025 Heated Area: 1605 HX Base Yr



96009 GRAY HERON CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,777
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		262,777
SOH/AGL Deduction		0
ASSESSED VALUE		262,777
TOTAL EXEMPTION VALUE	13	262,777
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		262,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19429	NEW CONSTR	1,900	06/01/2007
M13070	H/AC	0	06/01/2007
C19884	CO ISSUED	183,990	05/01/2007
B19884	NEW CONSTR	183,990	05/01/2007
R10348	REPAIR/RRF	1,500	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/0951	9/17/2007	WD	Q	I		172,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KEITH ANDRAE D & KR						
1381/0695	1/12/2006	WD	U	V	19	270,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 FOP=[YR=2007] N10W12S10 E12$W12N10W21S44
FGR=[YR=2007] S21 E20N6E1 FOP=[YR=2007] E7N5 L2 U2 N3 W5S10$
N15W21$E21S5E5S3 D3 R3 E5 U3 R3 N42$.

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