LOT 154
IN OR 1620/1038
HERON ISLES PHASE #1 PB 7/40

MORIN DENIS P
96028 GRAY HERON COURT
YULEE, FL 32097

2026

37-3N-28-0740-0154-0000

BUILDING CHARACTERISTICS

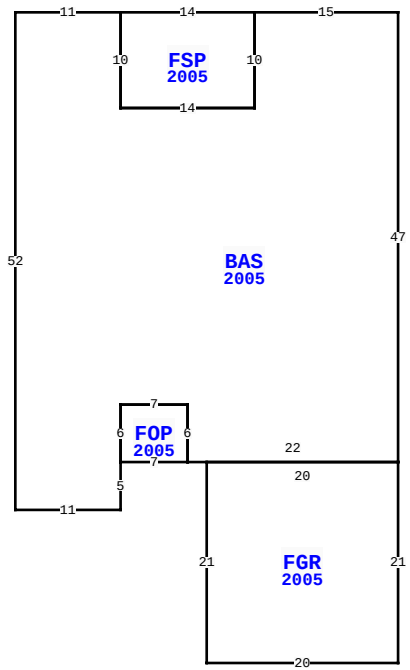
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,753	100	2005	1,753	179,959
FGR	420	55	2005	231	23,714
FOP	42	30	2005	13	1,334
FSP	140	40	2005	56	5,749
TOTALS	2,355			2,053	210,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	108.9760	114.42	234,904	2005	2005	0	0	0	10.28	89.72

1 SINGLE FAM 100% - 2010 Heated Area: 1753 HX Base Yr 2010



96028 GRAY HERON 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		210,756
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		278,801
SOH/AGL Deduction		134,847
ASSESSED VALUE		143,954
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,543
TOTAL JUST VALUE		278,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101933	REPAIR/RRF	13,675	02/01/2021
E14488	ELEC OTHER	2,000	03/01/2005
M09360	MH MOVE-ON	0	03/01/2005
P0508918	NEW CONSTR	0	02/01/2005
R046921	REPAIR/RRF	5,000	12/01/2004
B0414139	NEW CONSTR	132,259	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1620/1038	5/15/2009	WD	Q	I	01	150,000
GRANTOR: GALIONE WILLIAM D & S						
GRANTEE: MORIN DENIS P						
1324/0726	6/10/2005	WD	Q	I		170,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: GALIONE WILLIAM D &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] N21 BAS=[YR=2005] N47 W15 FSP=[YR=2005] W14 S10 E14 N10$S10 W14 N10 W11 S52 E11 N5 FOP=[YR=2005] E7 N6 W7 S6$N6 E7 S6 E22$W20 S21 E20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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