LOT 156
HERON ISLES PHASE #1 PB 7/40

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

37-3N-28-0740-0156-0000

BUILDING CHARACTERISTICS

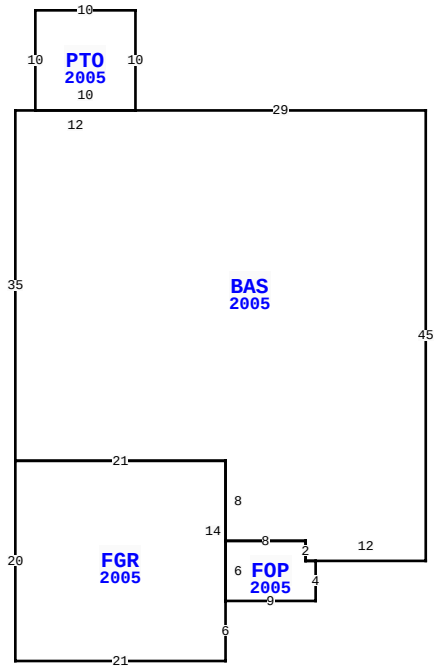
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,619	100	2005	1,619	161,126
FGR	420	55	2005	231	22,990
FOP	52	30	2005	16	1,592
PTO	100	5	2005	5	498
TOTALS	2,191			1,871	186,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	105.0560	110.31	206,390	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 0% - 2024 Heated Area: 1619 HX Base Yr



96010 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	186,205
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	251,205
SOH/AGL Deduction	0
ASSESSED VALUE	251,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,205
TOTAL JUST VALUE	251,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16237	ELEC OTHER	2,000	11/01/2005
M10706	MECH OTHER	0	11/01/2005
P09928	OTHER	0	08/01/2005
R0507779	REPAIR/RRF	3,000	06/01/2005
B0515444	NEW CONSTR	115,106	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2658/1689	8/01/2023	WD	Q	I	01	326,000
GRANTOR: HENSON AMARAE BROCKWA						
GRANTEE: YAMASA CO LTD						
2114/0284	4/04/2017	WD	Q	I	01	169,000
GRANTOR: SHIVELY MARCUS & AIME						
GRANTEE: HENSON AMARAE BROCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W29 PTO=[YR=2005] N10 W10 S10 E10$ W12 S35 FGR=[YR=2005] S20 E21 N6 FOP=[YR=2005] E9 N4 W1 N2 W8 S6$ N14 W21$ E21 S8 E8 S2 E12 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

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	0	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