LOT 157
HERON ISLES PHASE #1 PB 7/40

POWELL LOGAN & JAIME
96004 GRAY HERON COURT
YULEE, FL 32097

2026

37-3N-28-0740-0157-0000

BUILDING CHARACTERISTICS

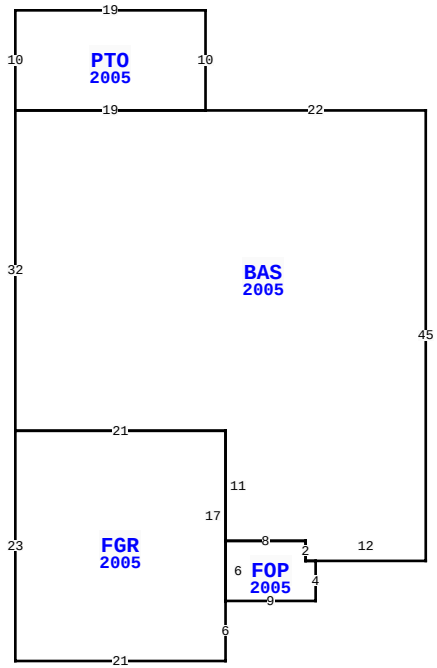
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,556	100	2005	1,556	159,488
FGR	483	55	2005	266	27,264
FOP	52	30	2005	16	1,640
PTO	190	5	2005	10	1,025
TOTALS	2,281			1,848	189,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	108.2000	113.61	209,951	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 0% - 2024 Heated Area: 1556 HX Base Yr



96004 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	189,418
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	254,418
SOH/AGL Deduction	0
ASSESSED VALUE	254,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,418
TOTAL JUST VALUE	254,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15515	ELEC OTHER	2,000	08/01/2005
M10141	MECH OTHER	0	08/01/2005
P0509613	OTHER	0	06/01/2005
R07418	REPAIR/RRF	3,000	04/01/2005
B14900	NEW CONSTR	115,106	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2840/535	1/07/2026	WD	Q	I	01	327,500
GRANTOR: MCWHORTER DOVER GRACE						
GRANTEE: POWELL LOGAN & JAIM						
2619/1668	2/15/2023	WD	Q	I	01	309,900
GRANTOR: OP GOLD LLC						
GRANTEE: MCWHORTER DOVER GRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 PTO=[YR=2005] N10 W19 S10 E19 $ W19 S32
FGR=[YR=2005] S23 E21 N6 FOP=[YR=2005] E9 N4 W1 N2 W8 S6 $
N17 W21 $ E21 S11 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		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