LOT 158
IN OR 1962/333
HERON ISLES PHASE #1 PB 7/40

FOOTE ANDERSON M III & ANITA V
1834 SURF SIDE DR
FERNANDINA BEACH, FL 32034

2026

37-3N-28-0740-0158-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

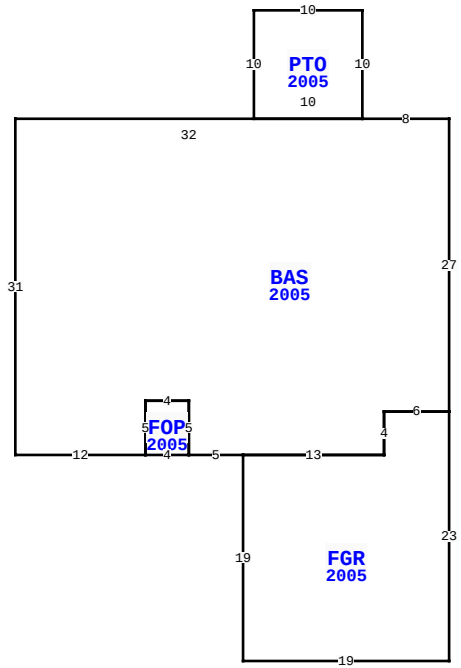
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,196	100	2005	1,196	130,419
FGR	385	55	2005	212	23,117
FOP	20	30	2005	6	654
PTO	100	5	2005	5	545
TOTALS	1,701			1,419	154,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	115.7520	121.54	172,465	2005	2005	0	0	0	10.28	89.72

1 SINGLE FAM 0% - 0 Heated Area: 1196 HX Base Yr



96002 GRAY HERON CT, YULEE

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

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	154,736
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	222,781
SOH/AGL Deduction	0
ASSESSED VALUE	222,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,781
TOTAL JUST VALUE	222,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15517	ELEC OTHER	2,000	08/01/2005
M10142	MECH OTHER	0	08/01/2005
P0509574	OTHER	0	06/01/2005
R07419	REPAIR/RRF	3,000	04/01/2005
B14901	NEW CONSTR	93,534	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1962/0333	2/06/2015	SW	U	I	12	116,000
GRANTOR: FANNIE MAE						
GRANTEE: FOOTE ANDERSON MARS						
1931/0494	8/05/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 PTO=[YR=2005] N10 W10 S10 E10$ W32 S31 E12 FOP=[YR=2005] E4 N5 W4 S5$ N5 E4 S5 E5 FGR=[YR=2005] S19 E19 N23 W6 S4 W13$ E13 N4 E6 N27$.

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	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