LOT 207
HERON ISLES PHASE 1 REPLAT
PB 7/152

BEEBAKHEE SHAUN D/GUERRA-BEEBAKHEE DIANNE
96034 STONEY GLEN CT
YULEE, FL 32097

2026

37-3N-28-0740-0207-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

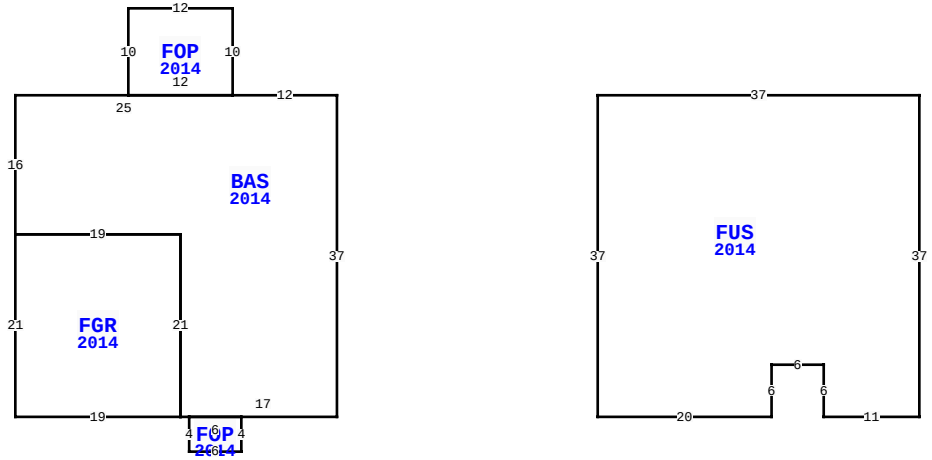
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	2014	970	106,191
FGR	399	55	2014	219	23,975
FOP	24	30	2014	7	766
FOP	120	30	2014	36	3,941
FUS	1,333	100	2014	1,333	145,931
TOTALS	2,846			2,565	280,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,565	109.9200	115.42	296,052	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2025 Heated Area: 2303 HX Base Yr



96034 STONEY GLEN 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		280,805
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		345,805
SOH/AGL Deduction		0
ASSESSED VALUE		345,805
TOTAL EXEMPTION VALUE	13	345,805
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		345,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428985	CO ISSUED	0	12/11/2014
B1428985	NEW CONSTR	270,489	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/0552	6/10/2021	WD	Q	I	01	301,100
GRANTOR: TROSPER JAMES N & BRI						
GRANTEE: BEEBAKHEE SHAUN D &						
1965/1082	2/26/2015	SW	Q	I	01	190,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: TROSPER JAMES NICHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 FOP=[YR=2014] N10 W12 S10 E12 $ W25 S16 FGR=[YR=2014] S21 E19 N21 W19 $ E19 S21 E1 FOP=[YR=2014] S4 E6 N4 W6 $ E17 N37 $PTR=E30 FUS=[YR=2014] E37 S37 W11 N6 W6 S6 W20 N37 $ W30 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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