LOT 208
HERON ISLES PHASE 1 REPLAT
PB 7/152

MACIAS ERIC G/MACIAS GILBERTO
96042 STONEY GLEN CT
YULEE, FL 32097

2026

37-3N-28-0740-0208-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

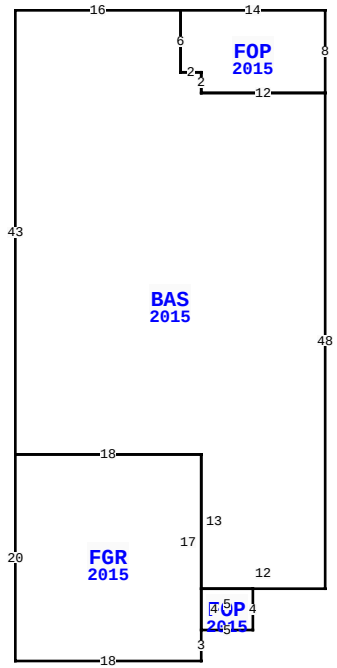
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,338	100	2015	1,338	156,836
FGR	360	55	2015	198	23,209
FOP	20	30	2015	6	703
FOP	108	30	2015	32	3,751
TOTALS	1,826			1,574	184,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	116.8920	122.74	193,193	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 2025 Heated Area: 1338 HX Base Yr



96042 STONEY GLEN CT, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	184,499
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	249,499
SOH/AGL Deduction	0
ASSESSED VALUE	249,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,499
TOTAL JUST VALUE	249,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530305	CO ISSUED	0	12/31/2015
B1530305	NEW CONSTR	169,727	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1346	6/26/2024	SW	Q	I	01	282,000
GRANTOR: ALVAR FL LLC						
GRANTEE: MACIAS ERIC G						
2022/0303	1/06/2016	WD	Q	I	01	134,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: ALVAR FL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W14 BAS=[YR=2015] W16 S43 FGR=[YR=2015] S20 E18 N3 FOP=[YR=2015] E5 N4 W5 S4$ N17 W18$ E18 S13 E12 N48 W12 N2 W2 N6$ S6 E2 S2 E12 N8$.

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