

**LEWIS AARON JOSEPH III/AMOS NIA SIMONE**  
1 TRITON SQUARE APT 2125  
GROTON, CT 06340

**37-3N-28-0740-0211-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories Units1.1. 100  
              0 100

Occupancy00NONE 100

TOTALS2,0961,872185,292

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100200620063883,080

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYBECONFNCTNORM % COND

0100011,872103.8800109.07204,17920062006009.2590.75

BLD DATEXF DATEINC DATE

96072 STONEY GLEN CT, YULEE

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE185,292

TOTAL MARKET OB/XF VALUE3,080

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE253,372

SOH/AGL Deduction119,682

ASSESSED VALUE133,690

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE82,279

TOTAL JUST VALUE253,372

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE259,042

SUBAREA MARKET VALUE

FGR2006

FOP2006

Basement Area: 1624 sq ft

HX Base Yr 2008

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSN CD SALE PRICE

2877/03746/12/2026WDQI01327,500

GRANTOR: COOP JULIANNA ELISE

GRANTEE: LEWIS AARON JOSEPH

2817/2799/08/2025QCUI11100

GRANTOR: BARCUS WILLIAM W JR

GRANTEE: BARCUS JULIANNA COO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N46 W40 S38 FGR=[YR=2006] S20 E20 N22 W13 S2 W7\$E7 N2 E13S5 FOP=[YR=2006] S7 E8 N2 W 2N5 W6\$ E6 S5 E14\$.

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS