LOT 217
IN OR 2097/1329
HERON ISLES PHASE 1 REPLAT

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

37-3N-28-0740-0217-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

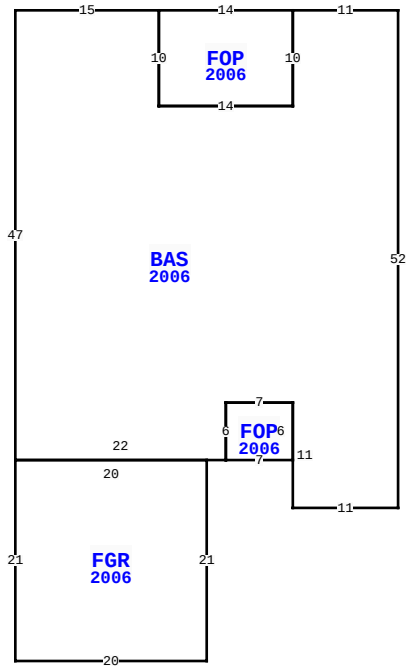
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	2006	1,753	177,066
FGR	420	55	2006	231	23,333
FOP	42	30	2006	13	1,313
FOP	140	30	2006	42	4,242
TOTALS	2,355			2,039	205,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	106.0360	111.34	227,022	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 0% - 0 Heated Area: 1753 HX Base Yr



96122 STONEY GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	205,954
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	270,954
SOH/AGL Deduction	0
ASSESSED VALUE	270,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,954
TOTAL JUST VALUE	270,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18468	CO ISSUED	156,156	09/01/2006
E18115	ELEC OTHER	2,000	09/01/2006
M12093	MECH OTHER	0	09/01/2006
R09676	REPAIR/RRF	3,000	09/01/2006
B18468	NEW CONSTR	156,156	09/01/2006
P11524	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/1329	1/19/2017	CT	U	I	18	123,300
GRANTOR: CLERK OF COURTS						
GRANTEE: AH4R PROPERTIES LLC						
1458/1307	11/13/2006	WD	Q	I		213,300
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CARDONA MAMERTO & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N52 W11 FOP=[YR=2006] W14 S10 E14 N10$S10 W14 N10 W15 S47 FGR=[YR=2006] S21 E20 N21 W20$ E22 FOP=[YR=2006] E7 N6 W7 S6$N6 E7 S11 E11$.

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