LOT 218
IN OR 1945/1237
HERON ISLES PHASE 1 REPLAT

SANTOS IVAN X & YODALIS A
96130 STONEY GLEN
YULEE, FL 32097

2026

37-3N-28-0740-0218-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

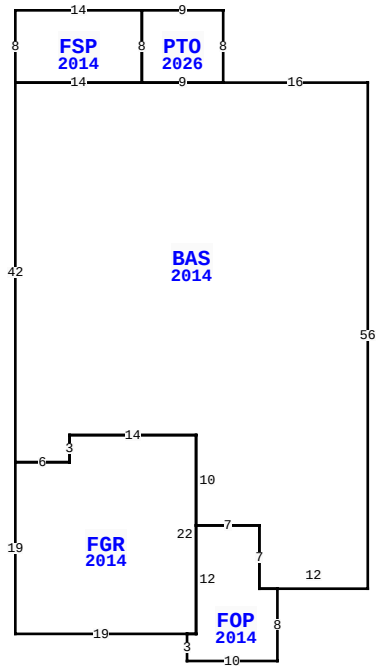
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,813	100	2014	1,813	202,074
FGR	422	55	2014	232	25,858
FOP	124	30	2014	37	4,124
FSP	112	40	2014	45	5,016
PTO	72	5	2026	4	446
TOTALS	2,543			2,131	237,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	111.9160	117.51	250,414	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2015 Heated Area: 1813 HX Base Yr 2015



96130 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		237,518
TOTAL MARKET OB/XF VALUE		1,296
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		303,814
SOH/AGL Deduction		116,540
ASSESSED VALUE		187,274
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,863
TOTAL JUST VALUE		303,814
NCON VALUE		2,969
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006864	9 X 7.5 SCREEN RO	2,250	06/24/2025
B1428423	CO ISSUED	0	07/02/2014
B1428423	NEW CONSTR	219,794	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/1237	10/30/2014	SW	Q	I	01	166,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SANTOS IVAN X & YOD						
1877/1569	9/03/2013	SW	Q	V	05	263,000
GRANTOR: BWC LAND LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W16 W9 W14 S42 E6 N3 E14 S10 E7 S7 E12 N56 $
FGR=[YR=2014;ORIG=-39,42] S19 E19 E1 N22 W14 S3 W6 $
FOP=[YR=2014;ORIG=-20,61] S3 E10 N8 W2 N7 W7 S12 W1 $
FSP=[YR=2014;ORIG=-25,0] N8 W14 S8 E14 $
PTO=[YR=2026;ORIG=-25,-8] E9 S8 W9 N8 $
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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
2	0911	SCRN RM A	0	100	9	8	72.00	SF	18.00	18.00	100	2026	2025		100	1,296	

LAND DESCRIPTION

TOTAL OB/XF 1,296

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	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