

LOT 222
IN OR 1469/1044
HERON ISLES PHASE 1 REPLAT

NELUMS BRIAN
96166 STONEY GLEN COURT
YULEE, FL 32097

2026

37-3N-28-0740-0222-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
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		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	1,716	100	2006	1,716	169,851
FGR	380	55	2006	209	20,687
FOP	52	30	2006	16	1,584
TOTALS	2,148			1,941	192,122

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,941	103.8800	109.07	211,705	2006	2006	0	0	0	9.25	90.75	
1 SINGLE FAM 100% - 2007 Heated Area: 1716 HX Base Yr 2007													
33 40 53 19 20 17 13 4 13 13 13 13 13 13 BAS 2006 FGR 2006 FOP 2006													