LOT 226
HERON ISLES PHASE 1 REPLAT
PB 7/152

LENNON RALPH G & SHERRI K
96198 STONEY GLEN CT
YULEE, FL 32097

2026

37-3N-28-0740-0226-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

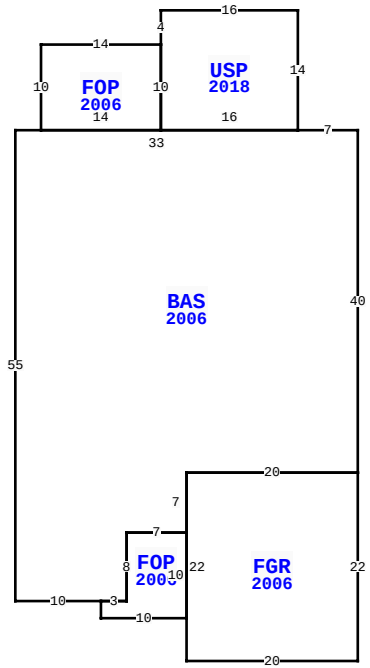
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,844	100	2006	1,844	183,915
FGR	440	55	2006	242	24,136
FOP	76	30	2006	23	2,294
FOP	140	30	2006	42	4,189
USP	224	30	2018	67	6,682
TOTALS	2,724			2,218	221,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	104.7620	110.00	243,980	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2022 Heated Area: 1844 HX Base Yr 2022



96198 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		221,217
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		289,297
SOH/AGL Deduction		195,931
ASSESSED VALUE		93,366
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,955
TOTAL JUST VALUE		289,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18001	NEW CONSTR	2,000	09/01/2006
M12023	H/AC	0	09/01/2006
C18394	CO ISSUED	155,100	08/01/2006
B18394	NEW CONSTR	155,100	08/01/2006
P11479	NEW CONSTR	0	08/01/2006
R09628	REPAIR/RRF	5,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2513/0838	10/29/2021	WD	Q	I	01	350,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: LENNON RALPH G & SH						
2494/0835	9/01/2021	WD	U	I	37	313,900
GRANTOR: ARMSTRONG JAMES B &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N40 W7 USP=[YR=2018] N14 W16 S4 FOP=[YR=2006] W14 S10 E14 N10$ S10 E16$ W33 S55 E10 FOP=[YR=2006] S2 E10 N10 W7 S8 W3$E3 N8 E7 N7 E20$W20 S22 E20$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	000134	C	RES POND	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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS