LOT 231
IN OR 2117/918
HERON ISLES PHASE 1 REPLAT

2017-1 IH BORROWER LP
1717 MAIN STREET STE 2000
DALLAS, TX 75201

2026

37-3N-28-0740-0231-0000

BUILDING CHARACTERISTICS

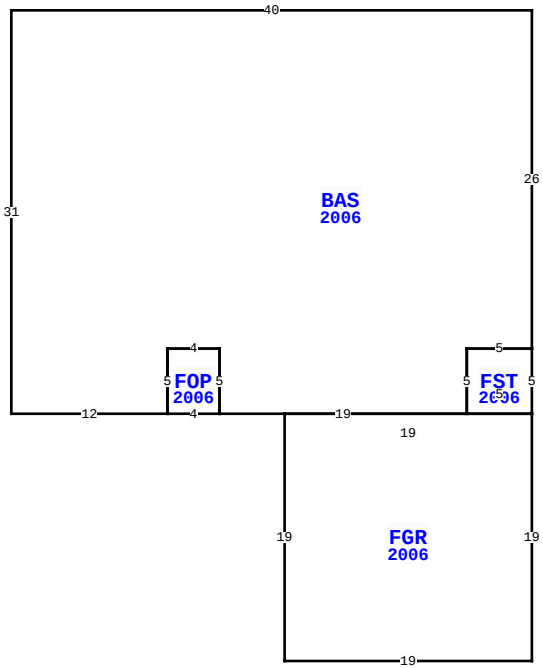
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,195	100	2006	1,195	132,824
FGR	361	55	2006	199	22,118
FOP	20	30	2006	6	667
FST	25	55	2006	14	1,556
TOTALS	1,601			1,414	157,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,414	116.6880	122.52	173,243	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 0% - 0 Heated Area: 1195 HX Base Yr



96167 STONEY GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	157,166
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	222,166
SOH/AGL Deduction	0
ASSESSED VALUE	222,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,166
TOTAL JUST VALUE	222,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12034	MECH OTHER	0	09/01/2006
P11405	OTHER	0	08/01/2006
C18142	CO ISSUED	112,992	07/01/2006
E17651	ELEC OTHER	2,000	07/01/2006
R09505	REPAIR/RRF	3,000	07/01/2006
B18142	NEW CONSTR	112,992	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0918	4/28/2017	SW	U	I	11	100
GRANTOR: IH3 PROPERTY FLORIDA						
GRANTEE: 2017 1 IH BORROWER						
1898/0244	1/14/2014	SW	Q	I	01	118,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: IH3 PROPERTY FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N19 FST=[YR=2006] N5 BAS=[YR=2006] N26 W40 S31 E12 FOP=[YR=2006] E4 N5 W4 S5$N5 E4 S5 E19 N5 E5$W5S5E5$W19 S19 E19$.

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	000134	C	RES POND	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