LOT 233
HERON ISLES PHASE 1 REPLAT
PB 7/152

RUTLEDGE MELISSA
96147 STONEY GLEN CT
YULEE, FL 32097

2026

37-3N-28-0740-0233-0000

BUILDING CHARACTERISTICS

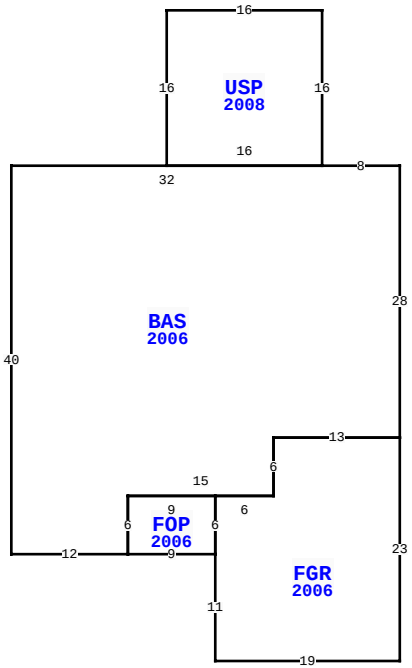
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,354	100	2006	1,354	142,132
FGR	401	55	2006	221	23,199
FOP	54	30	2006	16	1,679
USP	256	30	2008	77	8,083
TOTALS	2,065			1,668	175,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	110.2000	115.71	193,004	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2023 Heated Area: 1354 HX Base Yr 2023



96147 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		175,093
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		240,093
SOH/AGL Deduction		0
ASSESSED VALUE		240,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,682
TOTAL JUST VALUE		240,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21067	SCRN ENCLOSURE	2,299	02/01/2008
E18310	NEW CONSTR	2,000	11/01/2006
M12221	H/AC	0	11/01/2006
P11611	NEW CONSTR	0	10/01/2006
C18599	CO ISSUED	0	09/01/2006
R09767	REPAIR/RRF	3,000	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2555/0588	4/13/2022	WD	Q	I	01	240,000
GRANTOR: REESE MICHELE C						
GRANTEE: RUTLEDGE MELISSA						
2231/0974	10/17/2018	WD	Q	I	01	175,000
GRANTOR: BIANCARDO STEPHANIE J						
GRANTEE: REESE MICHELE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 USP=[YR=2008] N16 W16 S16 E16$ W32 S40 E12
FOP=[YR=2006] E9 FGR=[YR=2006] S11 E19 N23 W13 S6 W6 S6$ N6
W9 S6$ N6 E15 N6 E13 N28$.

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	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