LOT 235
IN OR 1949/1674
HERON ISLES PHASE 1 REPLAT

HENRY SONJA R
96109 STONEY GLEN CT
YULEE, FL 32097

2026

37-3N-28-0740-0235-0000

BUILDING CHARACTERISTICS

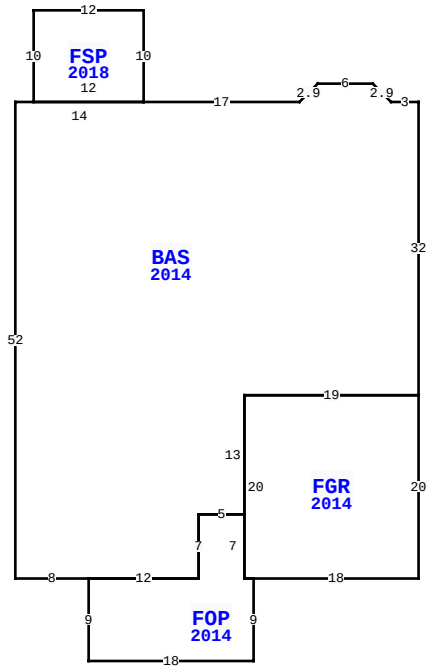
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,889	100	2014	1,889	208,699
FGR	380	55	2014	209	23,090
FOP	197	30	2014	59	6,518
FSP	120	40	2018	48	5,303
TOTALS	2,586			2,205	243,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,205	110.9360	116.48	256,838	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2015 Heated Area: 1889 HX Base Yr 2015



96109 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		243,611
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		308,611
SOH/AGL Deduction		118,811
ASSESSED VALUE		189,800
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,389
TOTAL JUST VALUE		308,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428679	CO ISSUED	0	11/03/2014
B1428679	NEW CONSTR	229,169	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1674	11/26/2014	SW	Q	I	02	173,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HENRY PETER R & SON						
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] W3 U2 L2 W6 D2 L2 W17 FSP=[YR=2018] N10 W12 S10 E12 $ W14 S52 E8 FOP=[YR=2014] S9 E18 N9 FGR=[YR=2014] E18 N20 W19 S20 E1 $ W1 N7 W5 S7 W12 $ E12 N7 E5 N13 E19 N32 $.

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