LOT 240
IN OR 2008/539
HERON ISLES PHASE 1 REPLAT

SANDERS GARY MACK TRUST/SANDERS GARY MACK TRUSTEE
96051 STONEY GLEN CT
YULEE, FL 32097

2026

37-3N-28-0740-0240-0000

BUILDING CHARACTERISTICS

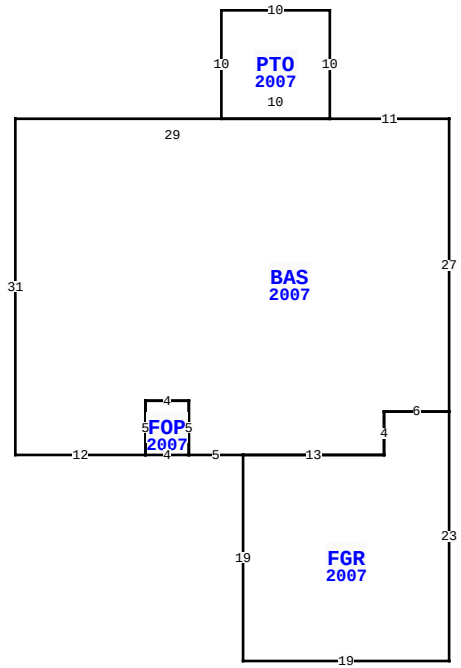
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,196	100	2007	1,196	132,279
FGR	385	55	2007	212	23,447
FOP	20	30	2007	6	663
PTO	100	5	2007	5	553
TOTALS	1,701			1,419	156,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	115.7520	121.54	172,465	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2023 Heated Area: 1196 HX Base Yr 2023



96051 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		156,943
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		221,943
SOH/AGL Deduction		0
ASSESSED VALUE		221,943
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,532
TOTAL JUST VALUE		221,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13292	H/AC	0	09/01/2007
C20427	CO ISSUED	0	08/01/2007
E19902	NEW CONSTR	2,000	08/01/2007
R10657	REPAIR/RRF	3,000	08/01/2007
B20427	NEW CONSTR	112,992	08/01/2007
P12661	NEW CONSTR	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/0539	10/09/2015	WD	Q	I	01	125,000
GRANTOR: SMITH JUANITA						
GRANTEE: GARY MACK SANDERS T						
1745/0409	3/14/2011	QC	U	I	11	100
GRANTOR: KITCHENS MARY						
GRANTEE: SMITH JUANITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 PTO=[YR=2007] N10 W10S10 E10$ W29 S31E12 FOP=[YR=2007] E4N5W4 S5$ N5E4S5E5 FGR=[YR=2007] S19E19N23 W6S4W13$E13N4E6N27$.

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	000100	C	RES	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