LOT 256
IN OR 2103/946
HERON ISLES PHASE #1 PB 7/40

SOLIS MAYELI
96022 MORTON LANE
YULEE, FL 32097

2026

37-3N-28-0740-0256-0000

BUILDING CHARACTERISTICS

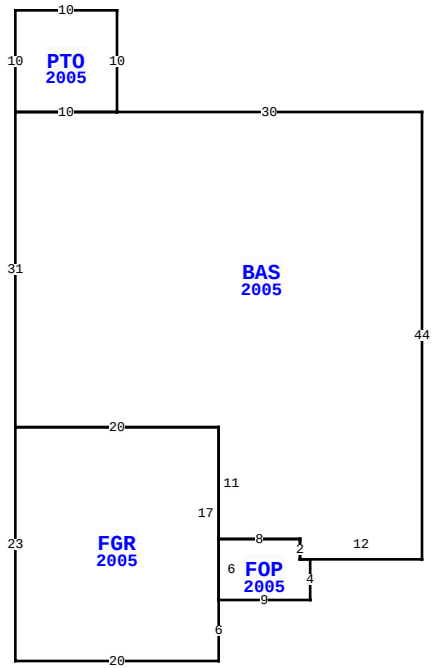
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,484	100	2005	1,484	153,514
FGR	460	55	2005	253	26,172
FOP	52	30	2005	16	1,656
PTO	100	5	2005	5	517
TOTALS	2,096			1,758	181,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	109.2000	114.66	201,572	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 100% - 2021 Heated Area: 1484 HX Base Yr 2021



96022 MORTON LN, 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		181,858
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		246,858
SOH/AGL Deduction		62,879
ASSESSED VALUE		183,979
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,568
TOTAL JUST VALUE		246,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509922	H/AC	0	06/01/2005
E0515242	ELEC OTHER	2,000	06/01/2005
P09362	OTHER	0	04/01/2005
B14477	NEW CONSTR	114,106	02/01/2005
R07152	REPAIR/RRF	3,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/0946	2/24/2017	WD	Q	I	01	148,000
GRANTOR: THAMER JEREMY						
GRANTEE: SOLIS MAYELI						
1369/0717	11/28/2005	WD	U	I	07	100
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: THAMER JEREMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 PTO=[YR=2005] N10 W10 S10 E10$ W10 S31
FGR=[YR=2005] S23 E20 N6 FOP=[YR=2005] E9 N4 W1 N2 W8 S6$ N17
W20$ E20 S11 E8 S2 E12 N44$.

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