LOT 257
HERON ISLES PHASE #1 PB 7/40

MAIMONE REGINA L
96032 MORTON LN
YULEE, FL 32097

2026

37-3N-28-0740-0257-0000

BUILDING CHARACTERISTICS

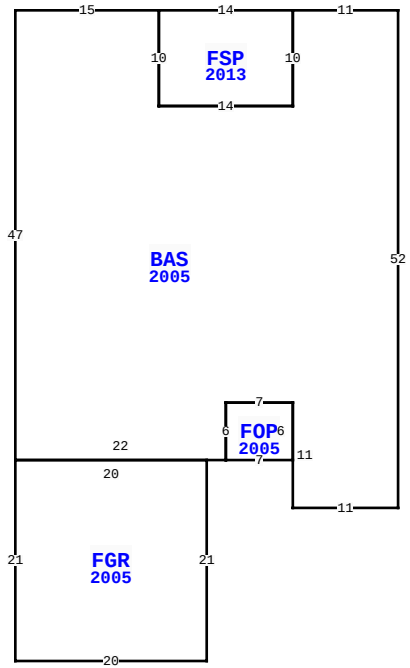
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,753	100	2005	1,753	188,575
FGR	420	55	2005	231	24,849
FOP	42	30	2005	13	1,398
FSP	140	40	2013	56	6,024
TOTALS	2,355			2,053	220,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	113.5820	119.26	244,841	2005	2005	0	0	0	9.80	90.20

1 SINGLE FAM 100% - 2020 Heated Area: 1753 HX Base Yr 2020



96032 MORTON LN, 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		220,847
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		285,847
SOH/AGL Deduction		82,757
ASSESSED VALUE		203,090
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,679
TOTAL JUST VALUE		285,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15288	ELEC OTHER	2,000	07/01/2005
M09963	MECH OTHER	0	07/01/2005
P0509411	OTHER	0	05/01/2005
B14483	NEW CONSTR	130,829	02/01/2005
R07164	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2319/0047	11/08/2019	WD	Q	I	01	217,000
GRANTOR: PUFFENBERGER JEFFREY						
GRANTEE: MAIMONE REGINA L						
2021/1899	1/04/2016	WD	Q	I	01	177,500
GRANTOR: DUKE WILLIAM T & RITA						
GRANTEE: PUFFENBERGER JEFFRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FSP=[YR=2013] W14 S10 E14 N10$ S10 W14 N10 W15 S47 FGR=[YR=2005] S21 E20 N21 W20$ E22 FOP=[YR=2005] E7 N6 W7 S6$ N6 E7 S11 E11 N52$.

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