LOT 262
IN OR 1467/1255
HERON ISLES PHASE #1 PB 7/40

STIERHEIM ANTHONY & CASSANDRA
96049 MORTON LANE
YULEE, FL 32097

2026

37-3N-28-0740-0262-0000

BUILDING CHARACTERISTICS

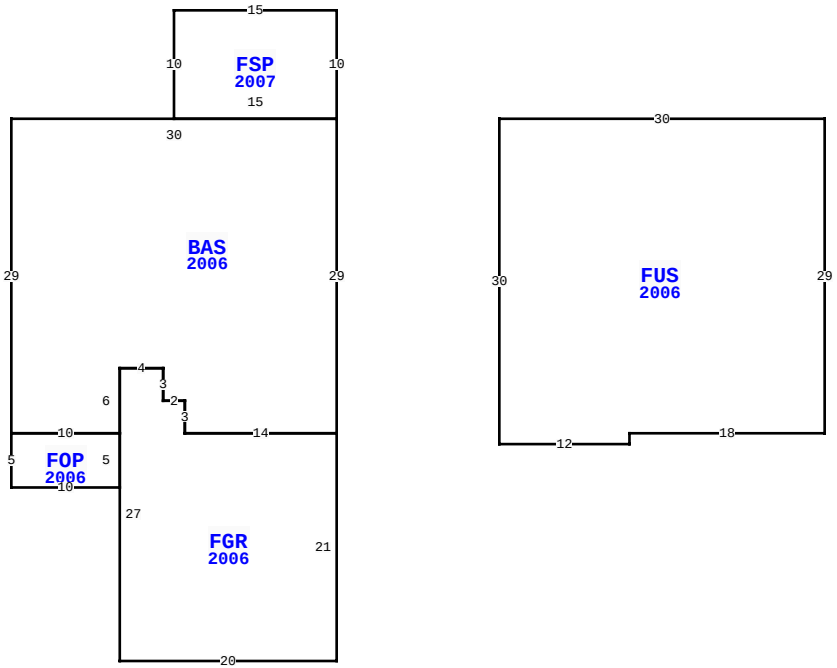
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	840	100	2006	840	85,348
FGR	450	55	2006	248	25,198
FOP	50	30	2006	15	1,524
FSP	150	40	2007	60	6,097
FUS	882	100	2006	882	89,616
TOTALS	2,372			2,045	207,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	106.7220	112.06	229,163	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2007 Heated Area: 1722 HX Base Yr 2007



96049 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		207,782
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		272,782
SOH/AGL Deduction		128,357
ASSESSED VALUE		144,425
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,014
TOTAL JUST VALUE		272,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11863	MECH OTHER	0	08/01/2006
C18132	CO ISSUED	205,140	07/01/2006
E17752	ELEC OTHER	1,900	07/01/2006
P11342	OTHER	0	07/01/2006
R09500	REPAIR/RRF	1,500	07/01/2006
B18132	NEW CONSTR	205,140	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1255	12/27/2006	WD	Q	I		196,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STIERHEIM ANTHONY J						
1402/0012	4/06/2006	WD	U	V	19	522,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N29 FSP=[YR=2007] N10 W15 S10 E15$W30 S29 FOP=[YR=2006] S5 E10 N5 W10$E10 N6 E4 S3 E2 S3 E14$W14 N3W2N3 W4S27 E20$ PTR=N20E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12$ W15S20 $.

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