LOT 264
IN OR 1528/261
HERON ISLES PHASE #1 PB 7/40

TERRY COREY D II & TANIA
933 GILLINGHAM CT
KISSIMMEE, FL 34758

2026

37-3N-28-0740-0264-0000

BUILDING CHARACTERISTICS

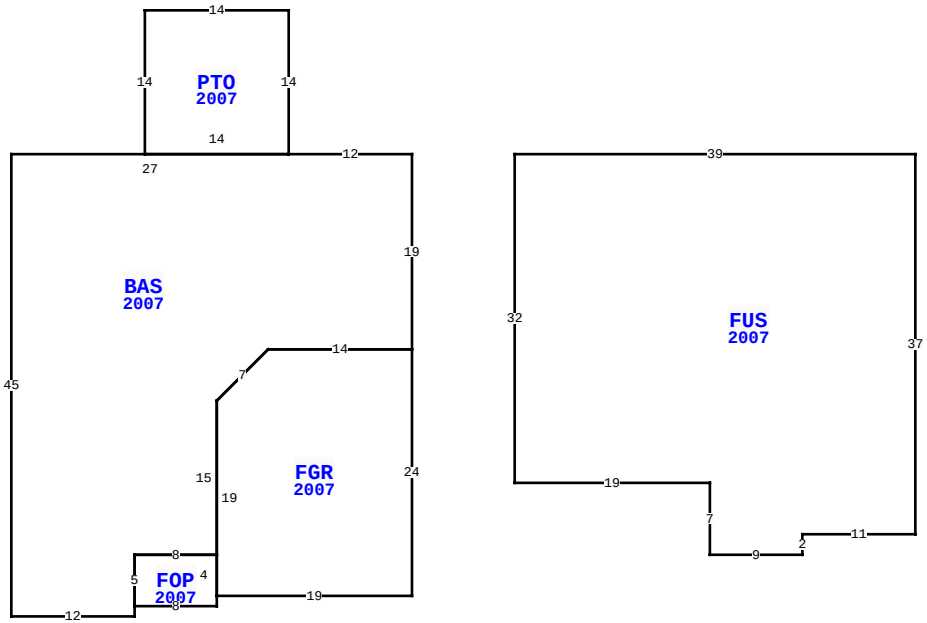
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,226	100	2007	1,226	115,960
FGR	444	55	2007	244	23,079
FOP	40	30	2007	12	1,135
FUS	1,366	100	2007	1,366	129,202
PTO	196	5	2007	10	945
TOTALS	3,272			2,858	270,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,858	98.6060	103.54	295,917	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 0% - 2024 Heated Area: 2592 HX Base Yr



96039 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	270,320
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	335,320
SOH/AGL Deduction	0
ASSESSED VALUE	335,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,320
TOTAL JUST VALUE	335,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19431	NEW CONSTR	2,200	06/01/2007
M13071	H/AC	0	06/01/2007
C19979	CO ISSUED	224,990	05/01/2007
B29979	NEW CONSTR	224,990	05/01/2007
R10409	REPAIR/RRF	1,500	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/1792	12/30/2020	WD	Q	I	01	285,000
GRANTOR: GEIGER THOMAS H & EMI						
GRANTEE: TERRY COREY D II &						
1528/0261	10/02/2007	WD	Q	I		194,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GEIGER THOMAS H & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 PTO=[YR=2007] N14W14S14 E14$W27S45E12N1
FOP=[YR=2007] E8N1 FGR=[YR=2007] E19N24W14 D5 L5 S19$N4
W8S5$N5E8N15 U5 R5 E14N19$ PTR=E10 FUS=[YR=2007]
S32E19S7E9N2 E11N37W39$ W10$.

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	0		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