LOT 49
IN OR 1426/1787
HERON ISLES PHASE #1 PB 7/40

DUMAS MADELINE
7804 SW 8 COURT
NORTH FT LAUDERDALE, FL 33068

2023

37-3N-28-0740-0049-0000

BUILDING CHARACTERISTICS

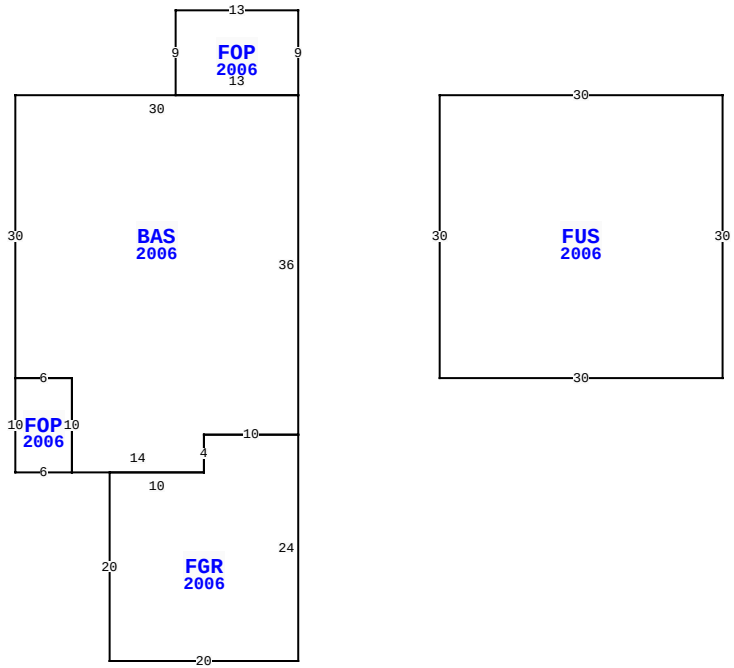
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	106,385
FGR	440	55	242	23,405
FOP	60	30	18	1,741
FOP	117	30	35	3,385
FUS	900	100	900	87,043
TOTALS	2,617		2,295	221,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,295	122.6764	110.72	254,102	2006	2006	0	0	5	7.65	87.35

1 SINGLE FAM – 0% - 0 Heated Area: 2000 HX Base Yr



96040 SUNFISH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	221,958
TOTAL MARKET OB/XF VALUE	3,935
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	280,893
SOH/AGL Deduction	49,845
ASSESSED VALUE	231,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,048
TOTAL JUST VALUE	280,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806353	(2) WINDOWS	950	08/01/2018
E16894	NEW CONSTR	1,700	03/01/2006
M11256	H/AC	0	03/01/2006
P10395	NEW CONSTR	0	11/01/2005
C16227	CO ISSUED	214,268	10/01/2005
R08337	REPAIR/RRF	1,500	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/1787	7/10/2006	WD	Q	I		223,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DUMAS MADELINE						
1341/1484	8/15/2005	WD	U	V	19	328,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N24 BAS=[YR=2006] N36 FOP=[YR=2006] N9 W13 S9 E13$W30 S30 FOP=[YR=2006] S10 E6 N10 W6$E6 S10 E14 N4 E10$W10 S4 W10 S20 E20$ PTR=N30 E15 FUS=[YR=2006] N30 E30 S30 W30$ S30 W15$.

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
1	0810	CONCRETE A	0	0	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	88	3,386	
2	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	2006	2006	3	88	549	

LAND DESCRIPTION

TOTAL OB/XF 3,935

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	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/19/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS