LOT 50
IN OR 2102/961
HERON ISLES PHASE #1 PB 7/40

LEE BRANDON S
96197 CORAL REEF RD
YULEE, FL 32097

2023

37-3N-28-0740-0050-0000

BUILDING CHARACTERISTICS

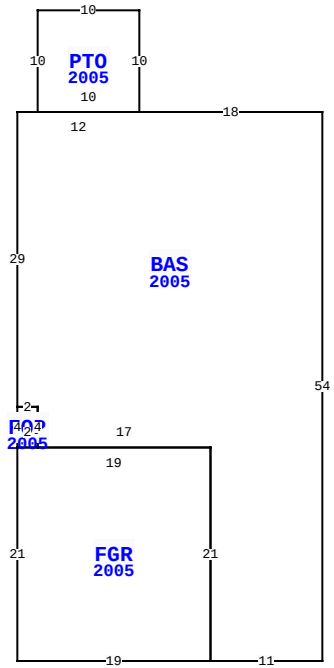
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,213	100	1,213	126,905
FGR	399	55	219	22,912
FOP	8	30	2	210
PTO	100	5	5	523
TOTALS	1,720		1,439	150,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	126.0688	113.78	163,729	2005	2005	0	0	0	8.05	91.95

1 SINGLE FAM – 100% - 2021 Heated Area: 1213 HX Base Yr 2021



96197 CORAL REEF RD, 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		150,549
TOTAL MARKET OB/XF VALUE		4,303
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		209,852
SOH/AGL Deduction		58,105
ASSESSED VALUE		151,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,747
TOTAL JUST VALUE		209,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14494	NEW CONSTR	2,000	03/01/2005
M09481	H/AC	0	03/01/2005
P09054	NEW CONSTR	0	02/01/2005
R046982	REPAIR/RRF	5,000	12/01/2004
B0414219	NEW CONSTR	94,494	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/0961	2/17/2017	WD	Q	I	01	147,000
GRANTOR: TOLEDO GIOVANNI Y &						
GRANTEE: LEE BRANDON S						
1998/1424	8/21/2015	WD	Q	I	01	129,000
GRANTOR: ADAMS SEAN & JULIE						
GRANTEE: TOLEDO GIOVANNI Y &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 PTO=[YR=2005] N10 W10 S10 E10$ W12 S29
FOP=[YR=2005] S4 FGR=[YR=2005] S21 E19 N21 W19$ E2 N4 W2$ E2
S4 E17 S21 E11 N54$.

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	100	0	0	761.00	SF	6.50	6.50	100	2005	2005	3	87	4,303	

LAND DESCRIPTION

TOTAL OB/XF 4,303

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/24/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS