

LOT 67
IN OR 2248/1400
HERON ISLES PHASE 1 REPLAT

LE ANH TUAN &/CONG THAO HUYEN TON NU PHUONG
96204 CORAL REEF
YULEE, FL 32097

2023

37-3N-28-0740-0067-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	05	AVERAGE 90	0100	01	1,744	120.1200	108.41	189,067	2006	2006	0	0	0	7.55	92.45	STANDARD																					
Exterior Wall	21	STONE 10	1 SINGLE FAM - 0% - 0													Heated Area: 1495																					
Roof Structure	03	GABLE/HIP 100														HX Base Yr																					
Roof Cover	03	COMP SHNGL 100																																			
Interior Wall	05	DRYWALL 100																																			
Interior Floor	14	CARPET 70																																			
Interior Floor	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	1,495	100	1,495	149,836																																	
FGR	437	55	240	24,054																																	
FOP	29	30	9	902																																	
TOTALS		1,961	1,744	174,792																																	
EXTRA FEATURES					96009 TIDAL BAY CT, YULEE										BLD DATE					LGL DATE																	
															XF DATE					LAND DATE																	
															INC DATE					AG DATE																	
L N	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	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	88	858																					
2	0810	CONCRETE A	0	0	31	15	465.00	SF	6.50	6.50	100	2006	2006	3	88	2,660																					
3	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	88	412																					
LAND DESCRIPTION																		TOTAL OB/XF										3,930									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000134	C	SFR POND	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 07/06/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																					