LOT 88
IN OR 2134/147
HERON ISLES PHASE 1 REPLAT

OCASIO JALIL/ROSADO ELIZABETH
96083 CORAL REEF ROAD
YULEE, FL 32097

2023

37-3N-28-0740-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

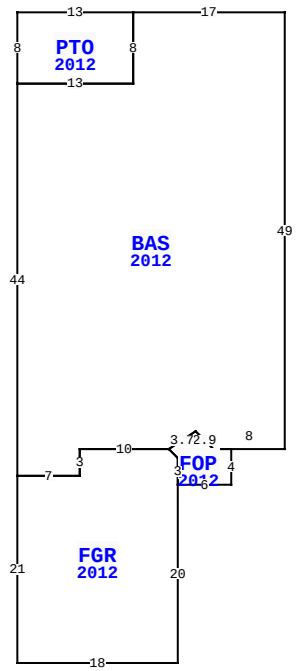
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,382	100	1,382	155,815
FGR	411	55	226	25,481
FOP	30	30	9	1,015
PTO	104	5	5	563
TOTALS	1,927		1,622	182,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	131.4984	118.68	192,499	2012	2012	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1382 HX Base Yr 2019



96083 CORAL REEF RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,874
TOTAL MARKET OB/XF VALUE		5,412
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		243,286
SOH/AGL Deduction		81,813
ASSESSED VALUE		161,473
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		111,473
TOTAL JUST VALUE		243,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25042	CO ISSUED	0	04/04/2012
E23728	NEW CONSTR	0	08/01/2011
B25042	NEW CONSTR	157,784	08/01/2011
P14926	NEW CONSTR	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2134/0147	7/12/2017	WD	Q	I	02	165,000
GRANTOR: IAMMARINO JAMIE S CRU						
GRANTEE: OCASIO JALIL & ELIZ						
1786/1939	4/04/2012	WD	Q	I	01	128,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: CRUMBLEY JAMIE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 PTO=[YR=2012] W13 S8 E13 N8 $ S8 W13 S44
FGR=[YR=2012] S21 E18 N20 FOP=[YR=2012] E6 N4 W2 U2 L2
D2 L3 D1 R1 S3 $ N3 U1 L1 W10 S3 W7 $ E7 N3 E10 U2 R3
D2 R2 E8 N49 $.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	582.00	SF	5.20	5.20	100	2012	2012	3	94	2,845	
2	0476	VF 6 SBPL	0	100	0	0	85.00	LF	32.00	32.00	100	2012	2012	3	85	2,312	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 5,412

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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