

LOT 90
HERON ISLES PHASE 1 REPLAT
PB 7/152

EDGY RACHEL C/TOTZKE HUNTER R
96065 CORAL REEF RD
YULEE, FL 32097

2023

37-3N-28-0740-0090-0000



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	PAGE 1 of 1 4															
Exterior Wall	05	AVERAGE 90	0100	01	1,434	126.0688	113.78	163,161	2006	2006	0	0	0	7.55	92.45	VALUATION SUMMARY														
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2021													Heated Area: 1213														
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2021														
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	1,213	100	1,213	127,595																										
FGR	399	55	219	23,037																										
FOP	8	30	2	211																										
TOTALS			1,620	1,434	150,842																									
EXTRA FEATURES			96065 CORAL REEF RD, YULEE																											
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	100	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	88	572														
2	0810	CONCRETE A	0	100	45	15	675.00	SF	6.50	6.50	100	2006	2006	3	88	3,861														
3	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	2006	2006	3	88	652														
4	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2010	2010	3	81	1,296														
LAND DESCRIPTION																														
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	000100	C	SFR	100	0003	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																														