LOT 91
HERON ISLES PHASE 1 REPLAT
PB 7/152

THE HOUSING AUTHORITY LLC
1514 FELCH AVE
JACKSONVILLE, FL 32207

2023

37-3N-28-0740-0091-0000

BUILDING CHARACTERISTICS

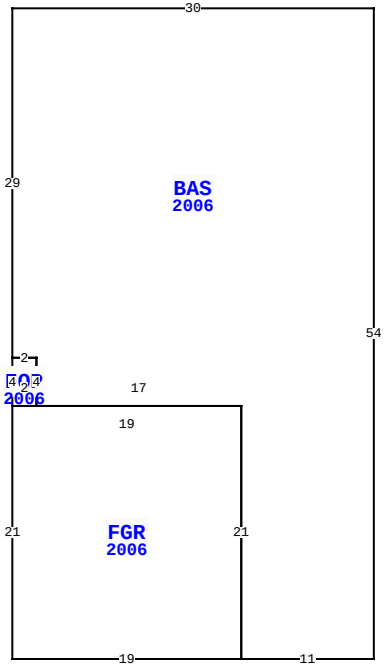
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	126,004
FGR	399	55	219	22,749
FOP	8	30	2	208
TOTALS	1,620		1,434	148,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	125.0392	112.85	161,827	2006	2006	0	0	0	7.95	92.05

1 SINGLE FAM – 100% - 2007 Heated Area: 1213 HX Base Yr 2007



96055 CORAL REEF RD, YULEE

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

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	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	88	572	
2	0810	CONCRETE A	0	100	41	15	615.00	SF	6.50	6.50	100	2006	2006	3	88	3,518	
3	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	2006	2006	3	88	652	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		148,962
TOTAL MARKET OB/XF VALUE		4,742
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		208,704
SOH/AGL Deduction		101,870
ASSESSED VALUE		106,834
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,834
TOTAL JUST VALUE		208,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17124	NEW CONSTR	2,000	04/01/2006
M11371	H/AC	0	04/01/2006
C17317	CO ISSUED	94,494	03/01/2006
B17317	NEW CONSTR	94,494	03/01/2006
P10861	NEW CONSTR	0	03/01/2006
R09020	REPAIR/RRF	3,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/253	5/11/2023	CT	U	I	18	237,100
GRANTOR: CLERK OF COURT						
GRANTEE: THE HOUSING AUTHORI						
1423/0224	6/26/2006	WD	Q	I		146,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CLARK MARAH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N54W30 S29 FOP=[YR=2006] S4 FGR=[YR=2006] S21 E19 N21 W19$E2N4W2 $E2S4E17S21E11$.

LAND DESCRIPTION

TOTAL OB/XF 4,742

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 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