LOT 93
HERON ISLES PHASE 1 REPLAT
PB 7/152

KACICZ KEVIN SCOTT
96023 CORAL REEF ROAD
YULEE, FL 32097

2023

37-3N-28-0740-0093-0000

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

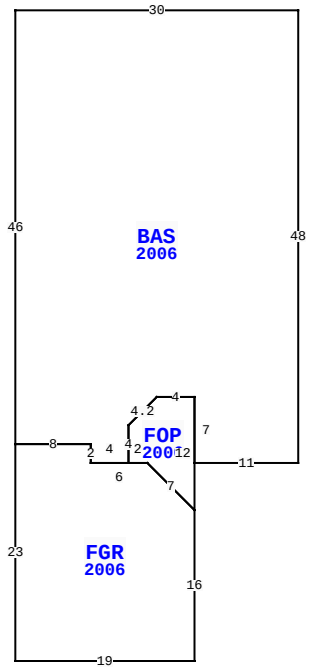
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	142,367
FGR	403	55	222	22,903
FOP	57	30	17	1,754
TOTALS	1,840		1,619	167,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	123.6444	111.59	180,664	2006	2006	0	0	0	7.55	92.45

1 SINGLE FAM – 100% - 2023 Heated Area: 1380 HX Base Yr 2023



96023 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		167,024
TOTAL MARKET OB/XF VALUE		4,805
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		226,829
SOH/AGL Deduction		0
ASSESSED VALUE		226,829
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,829
TOTAL JUST VALUE		226,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17051	NEW CONSTR	2,000	04/01/2006
M11318	H/AC	0	04/01/2006
C17258	CO ISSUED	106,350	02/01/2006
R08989	REPAIR/RRF	3,000	02/01/2006
B17258	NEW CONSTR	106,350	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/1589	7/12/2019	WD	Q	I	02	175,500
GRANTOR: HOVERSTEN ANDREW & ER						
GRANTEE: KACICZ KEVIN SCOTT						
1520/1015	8/21/2007	WD	U	I	06	95,300
GRANTOR: DIMARCO MATTHEW &						
GRANTEE: HOVERSTEN ANDREW &						

BUILDING NOTES

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	15	150.00	SF	6.50	6.50	100	2006	2006	3	88	858	
2	0810	CONCRETE A	0	100	40	15	600.00	SF	6.50	6.50	100	2006	2006	3	88	3,432	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2006	2006	3	88	515	

BUILDING DIMENSIONS

BAS=[YR=2006] N48 W30 S46 FGR=[YR=2006] S23 E19 N16 U5 L5 W6 N2 W8$E8 S2 E4 FOP=[YR=2006] E2 D5 R5 N12 W4 D3 L3 S4$ N4 R3 U3 E4 S7 E11 $.

LAND DESCRIPTION

TOTAL OB/XF 4,805

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