LOT 95
PT OR 2140/1132
HERON ISLES PHASE 1 REPLAT

AMH DEVELOPMENT LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

37-3N-28-0740-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

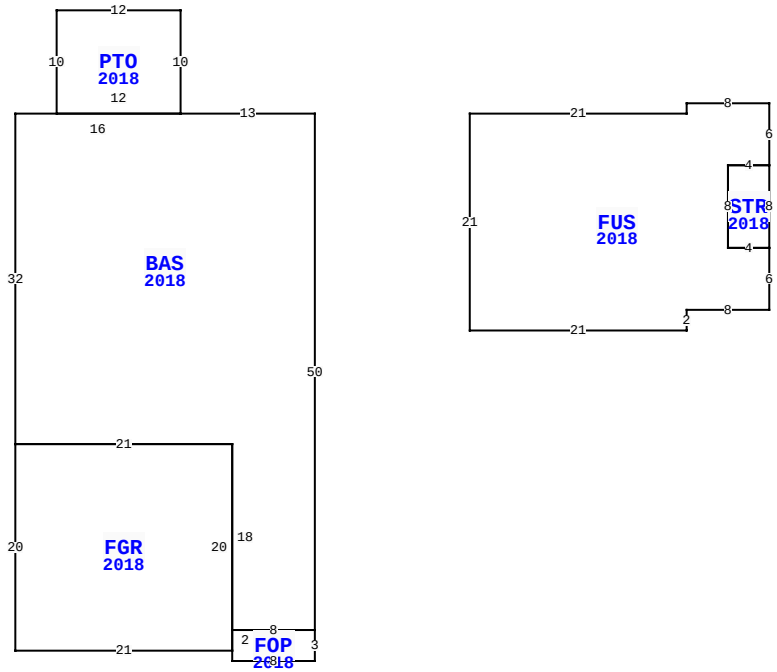
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1,072	116,088
FGR	420	55	231	25,015
FOP	24	30	7	758
FUS	569	100	569	61,618
PTO	120	5	6	650
STR	32	10	3	325
TOTALS	2,237		1,888	204,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	121.8140	109.94	207,567	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1641 HX Base Yr



96007 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	204,453
TOTAL MARKET OB/XF VALUE	3,497
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	262,950
SOH/AGL Deduction	46,610
ASSESSED VALUE	216,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,340
TOTAL JUST VALUE	262,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632502	CO ISSUED	0	09/25/2018
B1632502	NEW CONSTR	206,998	06/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2140/1132	8/11/2017	TD	U	I	19	212,300
GRANTOR: CREWS GREGORY K TRUST						
GRANTEE: AMH DEVELOPMENT LLC						
1971/0914	3/30/2015	SW	U	V	37	49,000
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 PTO=[YR=2018] N10 W12 S10 E12$ W16 S32
FGR=[YR=2018] S20 E21 FOP=[YR=2018] S1 E8 N3 W8 S2$ N20
W21$ E21 S18 E8 N50$ PTR= E15 FUS=[YR=2018] E21 N1 E8 S6
STR=[YR=2018] S8 W4 N8 E4$ W4 S8 E4 S6 W8 S2 W21 N21$ W15$.

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	0	7	3	21.00	SF	6.50	6.50	100	2018	2018	3	98	134	
2	0810	CONCRETE A	0	0	33	16	528.00	SF	6.50	6.50	100	2018	2018	3	98	3,363	

LAND DESCRIPTION

TOTAL OB/XF 3,497

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	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 10/08/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS