

LOT 98
HERON ISLES PHASE 1 REPLAT
PB 7/152

KANE NOAH C/WALLACE JAMIE
48500 MIDDLE ROAD
HILLIARD, FL 32046

2023

37-3N-28-0740-0098-0000



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 100	0100	01	1,450	124.6960	112.54	163,183	2012	2012	0	0	4.50	95.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1243 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															VALUATION SUMMARY											
Interior Wall	05	DRYWALL 100															Tax Group: 4 Tax Dist:											
Interior Floo	14	CARPET 70															BUILDING MARKET VALUE 155,840											
Interior Floo	08	SHT VINYL 30															TOTAL MARKET OB/XF VALUE 3,824											
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 55,000											
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 214,664											
Bedrooms	3	100															SOH/AGL Deduction 8,626											
Bathrooms	2	100															ASSESSED VALUE 206,038											
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE 0											
Stories	1.	1. 100															BASE TAXABLE VALUE 206,038											
Units	0	100	TOTAL JUST VALUE 214,664																									
Occupancy	00	NONE 100	NCON VALUE 0																									
Quality		05	Quality Level 05		INCOME VALUE								PREVIOUS YEAR MKT VALUE 187,307															
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	1,243	100	1,243	133,592																								
FGR	352	55	194	20,851																								
FOP	30	30	9	967																								
PTO	81	5	4	430																								
TOTALS		1,706	1,450	155,840																								
EXTRA FEATURES					96001 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	0812	CONCRETE C	0 0	0 0	1,017.00	SF	4.00	4.00	100	2012	2012	3	94	3,824														
																	SALES DATA											
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																				
2475/0792		6/24/2021		QC U	I	11	33,200																					
GRANTOR: KANE NOAH C & JAMIE W																												
GRANTEE: KANE NOAH C & JAMIE																												
1814/1628		9/13/2012		WD Q	I	02	99,500																					
GRANTOR: ADVANTAGE HOME BUILDE																												
GRANTEE: KANE NOAH C																												
BUILDING NOTES																												
BUILDING DIMENSIONS																												
PTO=[YR=2012] W9 BAS=[YR=2012] N6 W21 S46 FGR=[YR=2012] S22 E16 N22 W16 \$ E16 S2 E9 FOP=[YR=2012] E5 N6 W5 S6 \$ N6 E5 N27 W9 N9 \$ S9 E9 N9 \$.																												
LAND DESCRIPTION					TOTAL OB/XF 3,824																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 07/25/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																												