

LOT 99
IN OR 2106/1367
HERON ISLES PHASE 1 REPLAT

BROWN-WALLACE MARY L
96002 CORAL REEF ROAD
YULEE, FL 32097

2023

37-3N-28-0740-0099-0000



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	1,789	119.1300	107.51	192,335	2006	2006	0	0	0	7.95	92.05	VALUATION BY STANDARD																									
Exterior Wall	20	FACE BRICK 10	1 SINGLE FAM - 100% - 2018													Heated Area: 1495													HX Base Yr 2018												
Roof Structure	03	GABLE/HIP 100														Tax Group: 4													Tax Dist:												
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE													177,044												
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE													7,619												
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET													55,000												
Interior Floor	08	SHT VINYL 30														TOTAL MARKET VALUE													239,663												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction													114,787												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE													124,876												
Bedrooms	3	100														TOTAL EXEMPTION VALUE													HX HB WX SX 105,000												
Bathrooms	2	100														BASE TAXABLE VALUE													19,876												
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE													239,663												
Stories	1.	1. 100	NCON VALUE													0																									
Units	0	100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													206,228																									
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	1,495	100	1,495	147,949																																					
FGR	437	55	240	23,751																																					
FOP	29	30	9	891																																					
USP	150	30	45	4,453																																					
TOTALS			2,111	1,789			177,044																																		
EXTRA FEATURES			96002 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	15	150.00	SF	6.50	6.50	100	2006	2006	3	88	858																										
2	0810	CONCRETE A	0 100	74	15	1,110.00	SF	6.50	6.50	100	2006	2006	3	88	6,349																										
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	88	412																										
TOTAL OB/XF																	7,619																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																								
REVIEW DATE 07/26/2019 BY KWMB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																									