

LOT 101
IN OR 2230/1870
HERON ISLES PHASE 1 REPLAT

BENNETT KIMBERLY G
96006 CORAL REEF RD
YULEE, FL 32097

2023

37-3N-28-0740-0101-0000



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	VALUATION SUMMARY																	
Exterior Wall	05	AVERAGE 90	0100	01	1,584	129.4788	116.85	185,090	2006	2006	0	0	0	7.55	92.45	STANDARD																	
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2019														Heated Area: 1327																
Roof Structure	03	GABLE/HIP 100															HX Base Yr 2019																
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floo	14	CARPET 60																															
Interior Floo	11	CLAY TILE 40																															
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	1,327	100	1,327	143,353																													
FGR	452	55	249	26,899																													
FOP	25	30	8	864																													
TOTALS																	1,804	1,584	171,116														
EXTRA FEATURES																	96006 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	38	15	570.00	SF	6.50	6.50	100	2006	2006	3	88	3,260																	
3	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	2006	2006	3	88	841																	
4	0476	VF 6 SBPL	0	100	0	0	13.00	LF	32.00	32.00	100	2006	2006	3	72	300																	
TOTAL OB/XF																	5,259																
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 07/06/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																	