LOT 102
HERON ISLES PHASE 1 REPLAT
PB 7/152

NAGEL DENNIS
70 E 1ST ST STE 201
CHRISTIANSBURG, VA 24037

2023

37-3N-28-0740-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

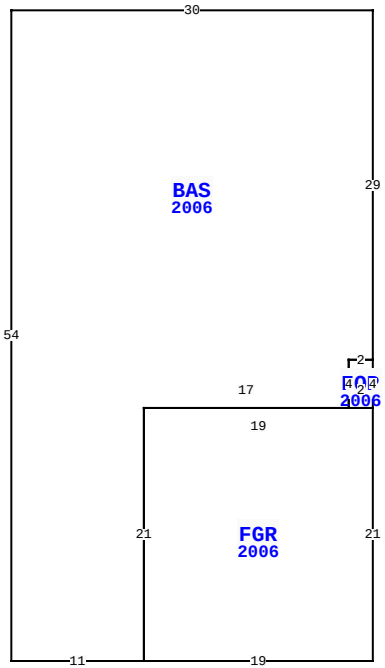
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,213	100	1,213	138,125
FGR	399	55	219	24,937
FOP	8	30	2	227
TOTALS	1,620		1,434	163,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	136.4792	123.17	176,626	2006	2006	0	0	0	7.55	92.45

1 SINGLE FAM – 0% - 0 Heated Area: 1213 HX Base Yr



96008 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	163,291
TOTAL MARKET OB/XF VALUE	4,313
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	222,604
SOH/AGL Deduction	39,166
ASSESSED VALUE	183,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,438
TOTAL JUST VALUE	222,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226638	REMODEL	506	11/01/2012
E16741	NEW CONSTR	2,000	02/01/2006
M11035	H/AC	0	02/01/2006
C16884	CO ISSUED	94,494	01/01/2006
R08762	REPAIR/RRF	3,000	01/01/2006
B16884	NEW CONSTR	94,494	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1264	3/01/2023	WD	Q	I	01	132,000
GRANTOR: MULLINS GENE L						
GRANTEE: NAGEL DENNIS						
1557/0790	3/25/2008	WD	Q	I		139,000
GRANTOR: FAUSTINO ANGELINE N						
GRANTEE: MULLINS GENE L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21FOP=[YR=2006] N4BAS=[YR=2006] N29 W30 S54 E11 N21 E17 N4 E2$ W2S4E2$W19 S21 E19$.

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	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	88	572	
2	0810	CONCRETE A	0	0	36	15	540.00	SF	6.50	6.50	100	2006	2006	3	88	3,089	
3	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	100	2006	2006	3	88	652	

LAND DESCRIPTION

TOTAL OB/XF 4,313

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 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