

LOT 104
HERON ISLES PHASE 1 REPLAT
PB 7/152

FKH SFR N LP
1850 PARKWAY PLACE
MARIETTA, GA 32205

2023

37-3N-28-0740-0104-0000



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										
Exterior Wall	05	AVERAGE 90	0100	01	1,684	120.1200	108.41	182,562	2006	2006	0	0	0	7.55	92.45	VALUATION SUMMARY									
Exterior Wall	21	STONE 10	1 SINGLE FAM - 0% - 2023													Heated Area: 1465									
Roof Structure	03	GABLE/HIP 100	BAS 2006													HX Base Yr									
Roof Cover	03	COMP SHNGL 100	FOP 2006													FGR 2006									
Interior Wall	05	DRYWALL 100	16													20									
Interior Floor	14	CARPET 70	10													10									
Interior Floor	08	SHT VINYL 30	10													10									
Air Condition	03	CENTRAL 100	10													10									
Heating Type	04	AIR DUCTED 100	10													10									
Bedrooms	3	100	10													10									
Bathrooms	2	100	10													10									
Frame	02	WOOD FRAME 100	10													10									
Stories	1.	1. 100	10													10									
Units	0	100	10													10									
Occupancy	00	NONE 100	10													10									
Quality	05	Quality Level 05	10													10									
DOR CODE	0100	SINGLE FAMILY	10													10									
MAP NUM	MKT AREA		04													10									
NEIGHBORHOOD/LOC	4038.00		10													10									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,465	100	1,465	146,830																					
FGR	380	55	209	20,947																					
FOP	33	30	10	1,002																					
TOTALS	1,878		1,684	168,779																					
EXTRA FEATURES					96020 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	0	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	88	858									
2	0810	CONCRETE A	0	0	38	15	570.00	SF	6.50	6.50	100	2006	2006	3	88	3,260									
3	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	2006	2006	3	88	395									
LAND DESCRIPTION																									
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	000134	C	SFR POND	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																									