LOT 106
IN OR 1766/1710
HERON ISLES PHASE 1 REPLAT

STROLLO DANIELLE L
96034 CORAL REEF RAOD
YULEE, FL 32097

2023

37-3N-28-0740-0106-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

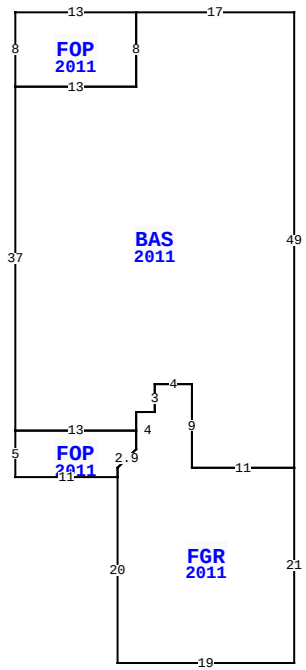
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	1,266	135,680
FGR	449	55	247	26,471
FOP	61	30	18	1,929
FOP	104	30	31	3,323
TOTALS	1,880		1,562	167,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,562	125.6640	113.41	177,146	2011	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1266 HX Base Yr 2012



96034 CORAL REEF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,403
TOTAL MARKET OB/XF VALUE		5,257
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		227,660
SOH/AGL Deduction		107,913
ASSESSED VALUE		119,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,747
TOTAL JUST VALUE		227,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125041	CO ISSUED	0	11/28/2011
E23729	NEW CONSTR	0	08/01/2011
B25041	NEW CONSTR	150,021	08/01/2011
P14927	NEW CONSTR	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1766/1710	11/23/2011	WD	Q	I	02	113,800
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: STROLLO DANIELLE L						
1745/1067	6/29/2011	WD	U	V	30	15,500
GRANTOR: BWC LAND LLC						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 FOP=[YR=2011] W13 S8 E13 N8 $ S8 W13 S37 FOP=[YR=2011] S5 E11 FGR=[YR=2011] S20 E19 N21 W11 N9 W4 S3 W2 S4 D2 L2 S1 $ N1 R2 U2 N2 W13 $ E13 N2 E2 N3 E4 S9 E11 N49 $.

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	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2011	2011	3	93	3,056	
2	0855	CONC PAVER	0	100	0	0	221.00	SF	7.50	7.50	100	2013	2013	3	95	1,575	
3	1076	TRELLIS A	0	100	8	12	96.00	SF	7.50	7.50	100	2017	2017	3	87	626	

LAND DESCRIPTION

TOTAL OB/XF 5,257

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	000134	C	SFR POND	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