

LOT 128
HERON ISLES #1 R/P PBK 7/152
& PT TRACT "E" IN OR 1588/462

REA TERRY L & NANCY K
2102 SE MORNINGSIDE BLVD
PORT SAINT LUCIE, FL 34952

2023

37-3N-28-0740-0128-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 90								0100	01	1,434	126.0688	113.78	163,161	2006	2006	0	0	0	7.55	92.45																											
Exterior Wall	21	STONE 10								1 SINGLE FAM - 0% - 0										Heated Area: 1213										HX Base Yr																			
Roof Structur	03	GABLE/HIP 100								BAS 2006 FGR 2006																																							
Roof Cover	03	COMP SHNGL 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 70																																															
Interior Floo	08	SHT VINYL 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	127,595																																													
FGR	399	55	219	23,037																																													
FOP	8	30	2	211																																													
TOTALS		1,620	1,434	150,842																																													
EXTRA FEATURES		96161 TIDAL BAY CT, 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	10		100.00	SF 6.50	6.50	100	2006	2006	3	88	572																																	
2	0810	CONCRETE A	0	0	37	15		555.00	SF 6.50	6.50	100	2006	2006	3	88	3,175																																	
3	0810	CONCRETE A	0	0	40	3		120.00	SF 6.50	6.50	100	2006	2006	3	88	686																																	
LAND DESCRIPTION		TOTAL OB/XF 4,433																																															
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	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																																																	