LOT 132 & PT OF TRACT "E"
IN OR 2505/529
HERON ISLES PHASE #1 PBK 7/40

WINTHROP THOMAS EDMUND
96182 CORAL REEF RD
YULEE, FL 32097

2023

37-3N-28-0740-0132-0000

BUILDING CHARACTERISTICS

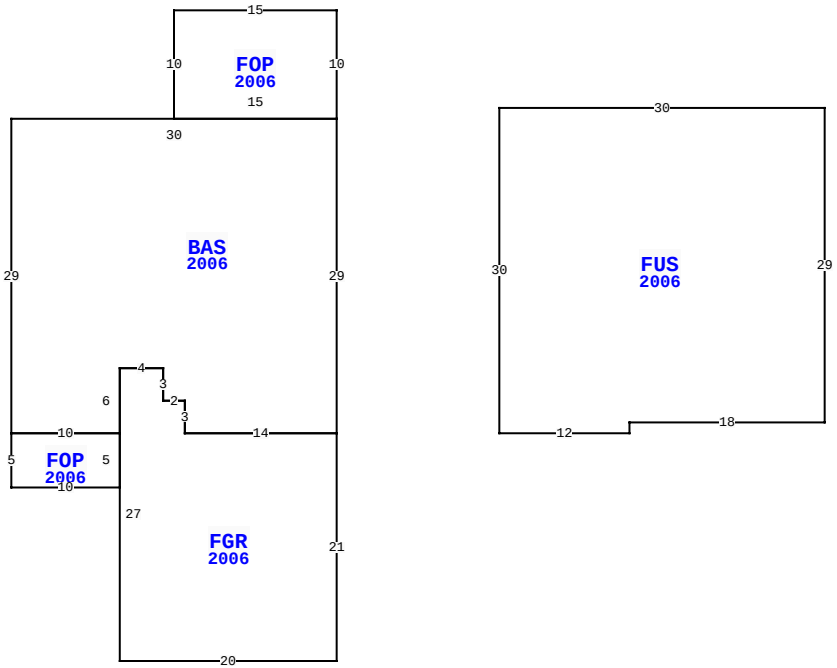
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	840	100	840	86,052
FGR	450	55	248	25,406
FOP	50	30	15	1,537
FOP	150	30	45	4,610
FUS	882	100	882	90,354
TOTALS	2,372		2,030	207,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,030	121.5984	109.74	222,772	2006	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1722 HX Base Yr 2022



96182 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		207,958
TOTAL MARKET OB/XF VALUE		4,347
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		267,305
SOH/AGL Deduction		29,779
ASSESSED VALUE		237,526
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,526
TOTAL JUST VALUE		267,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109651	REPAIR/RRF	13,447	09/01/2021
M11510	MECH OTHER	0	05/01/2006
E17116	ELEC OTHER	1,900	04/01/2006
C17130	CO ISSUED	192,090	02/01/2006
R08922	REPAIR/RRF	1,500	02/01/2006
B17130	NEW CONSTR	192,090	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/0529	10/13/2021	WD	Q	I	01	299,000
GRANTOR: STEED TIMMY LEE & MEG						
GRANTEE: WINTHROP THOMAS EDM						
2102/0412	2/10/2017	SW	U	I	12	147,200
GRANTOR: CITIGROUP MORTGAGE LO						
GRANTEE: STEED TIMMY LEE & M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N29 FOP=[YR=2006] N10 W15 S10 E15$W30 S29 FOP=[YR=2006] S5 E10 N5 W10$E10 N6 E4 S3 E2 S3 E14$W14 N3 W2 N3 W4 S27 E20$ PTR=N21E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 $W15S21$.

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	100	43	16	688.00	SF	6.50	6.50	100	2006	2006	3	88	3,935	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	88	412	

LAND DESCRIPTION

TOTAL OB/XF 4,347

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	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 07/25/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS