

LOT 134
IN OR 1426/636
HERON ISLES PHASE #1 PB 7/40

CRAWFORD MARCELLA
96196 CORAL REEF ROAD
YULEE, FL 32097

2023

37-3N-28-0740-0134-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	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		2 100
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

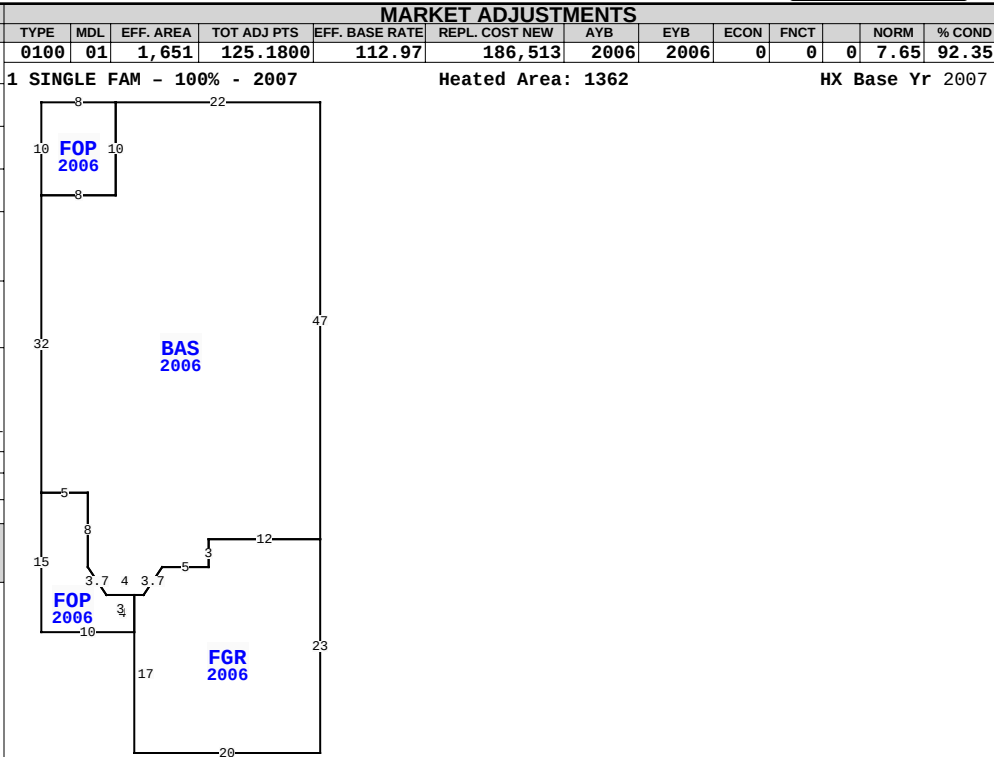
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	1,362	142,094
FGR	430	55	236	24,621
FOP	80	30	24	2,504
FOP	98	30	29	3,025

TOTALS	1,970		1,651	172,245
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	43	16	688.00	SF	6.50	
3	0810	CONCRETE A	0 100	36	3	108.00	SF	6.50	



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,651	125.1800	112.97	186,513	2006	2006	0	0	7.65	92.35
96196 CORAL REEF RD, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE						
100	2006	2006	3	91	3,185						
100	2006	2006	3	88	3,935						
100	2006	2006	3	88	618						

LAND DESCRIPTION										TOTAL OB/XF 7,738									
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
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				172,245	
TOTAL MARKET OB/XF VALUE				7,738	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				234,983	
SOH/AGL Deduction				115,684	
ASSESSED VALUE				119,299	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				69,299	
TOTAL JUST VALUE				234,983	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				201,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005702	H/AC	0	07/01/2020
E17145	ELEC OTHER	1,900	04/01/2006
M11334	MECH OTHER	0	04/01/2006
C17313	CO ISSUED	179,990	03/01/2006
B17313	NEW CONSTR	179,990	03/01/2006
P10877	OTHER	0	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1426/0636	7/07/2006	WD	Q	I	
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: CRAWFORD MARCELLA					
1389/1416	2/16/2006	WD	U	V	19
GRANTOR: HERON ISLES JOINT VEN					
GRANTEE: RICHAMOND AMERICAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FOP=[YR=2006] W8 S10 E8 N10\$S10 W8 S32 FOP=[YR=2006] S15 E10 N4 W3 U3 L2 N8 W5\$E5S8 R2 D3 E4 U3 R2 E5 N3 E12\$W12 S3 W5 L2 D3 W1S17 E20\$.									