LOT 135
IN OR 2091/1256
HERON ISLES PHASE #1 PB 7/40

LE ANH
96204 CORAL REEF RD
YULEE, FL 32097

2023

37-3N-28-0740-0135-0000

BUILDING CHARACTERISTICS

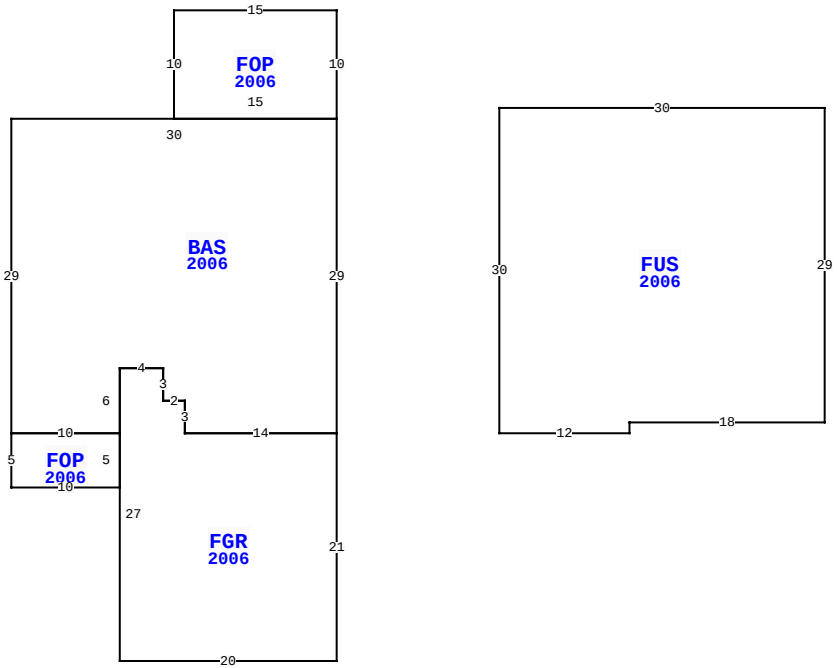
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	82,190
FGR	450	55	248	24,266
FOP	50	30	15	1,467
FOP	150	30	45	4,403
FUS	882	100	882	86,299
TOTALS	2,372		2,030	198,625

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	117.3942	105.95	215,078	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2017 Heated Area: 1722 HX Base Yr 2017



96204 CORAL REEF RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,625
TOTAL MARKET OB/XF VALUE		7,258
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		260,883
SOH/AGL Deduction		105,177
ASSESSED VALUE		155,706
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,706
TOTAL JUST VALUE		260,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108202	ROOF	11,630	06/22/2021
M0611666	H/AC	0	06/01/2006
E0617482	ELEC OTHER	1,900	06/01/2006
C17730	CO ISSUED	206,040	05/01/2006
P11109	OTHER	0	05/01/2006
R09280	REPAIR/RRF	1,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2091/1256	12/29/2016	WD	Q	I	01	167,400
GRANTOR: LASSITER JOHN & KELLY						
GRANTEE: LE ANH						
1441/0078	8/31/2006	WD	Q	I		220,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LASSITER JOHN & KEL						

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$W14N3 W2 N3 W4 S27 E20$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	88	3,661	
3	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 7,258

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