LOT 136
IN OR 1734/302
HERON ISLES PHASE #1 PB 7/40

WHITE DAVID & JESICA
96210 CORAL REEF ROAD
YULEE, FL 32097

2023

37-3N-28-0740-0136-0000

BUILDING CHARACTERISTICS

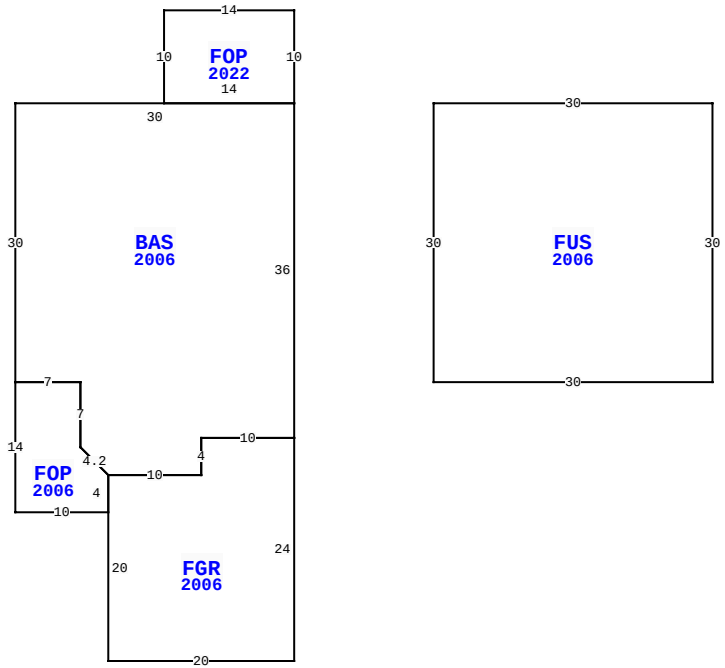
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,086	100	1,086	112,246
FGR	440	55	242	25,012
FOP	115	30	34	3,514
FOP	140	30	42	4,341
FUS	900	100	900	93,021
TOTALS	2,681		2,304	238,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	122.6764	110.72	255,099	2006	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2012 Heated Area: 1986 HX Base Yr 2012



96210 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		238,135
TOTAL MARKET OB/XF VALUE		4,290
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,425
SOH/AGL Deduction		146,477
ASSESSED VALUE		150,948
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,948
TOTAL JUST VALUE		297,425
NCON VALUE		5,441
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009735	ADDITION	4,230	06/24/2022
B2108439	REPAIR/RRF	8,640	08/01/2021
E0617551	ELEC OTHER	1,900	06/01/2006
M0611705	H/AC	0	06/01/2006
P0611196	OTHER	0	06/01/2006
R09309	REPAIR/RRF	1,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1734/0302	3/16/2011	WD	U	I	11	103,000
GRANTOR: COMMUNITY FIRST CREDI						
GRANTEE: WHITE DAVID & JESIC						
1621/0213	5/26/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: COMMUNITY FIRST CRE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N24 BAS=[YR=2006] N36 FOP=[YR=2022] N10 W14 S10 E14$ W30 S30 FOP=[YR=2006] S14 E10 N4 L3 U3 N7 W7$E7 S7 R3 D3 E10 N4 E10$ W10 S4 W10 S20 E20$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30$ W15 S30$.

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
2	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2006	2006	3	88	3,844	
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	88	446	

LAND DESCRIPTION

TOTAL OB/XF 4,290

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 11/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS