LOT 140
IN OR 2046/832
HERON ISLES PHASE #1 PB 7/40

KIRTSEY MONIQUE
96236 CORAL REEF RD
YULEE, FL 32097

**2023**

**37-3N-28-0740-0140-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

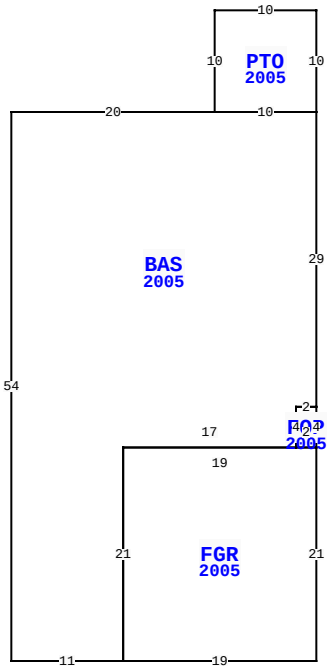
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 125,279 |
| FGR | 399 | 55 | 219 | 22,618 |
| FOP | 8 | 30 | 2 | 207 |
| PTO | 100 | 5 | 5 | 516 |
| TOTALS | 1,720 | | 1,439 | 148,620 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,439 | 125.0392 | 112.85 | 162,391 | 2005 | 2005 | 0 | 0 | 0 | 8.48 | 91.52 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1213 HX Base Yr 2017




96236 CORAL REEF RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 148,620 |
| TOTAL MARKET OB/XF VALUE | | 4,224 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 207,844 |
| SOH/AGL Deduction | | 81,283 |
| ASSESSED VALUE | | 126,561 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 76,561 |
| TOTAL JUST VALUE | | 207,844 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 181,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15970 | ELEC OTHER | 2,000 | 10/01/2005 |
| M10463 | MECH OTHER | 0 | 10/01/2005 |
| P09972 | NEW CONSTR | 0 | 09/01/2005 |
| R0507782 | REPAIR/RRF | 3,000 | 06/01/2005 |
| B0515447 | NEW CONSTR | 94,494 | 06/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2046/0832 | 5/16/2016 | WD | Q | I | 01 | 136,000 |
| GRANTOR: PARKMAN JAMES C & NAN | | | | | | |
| GRANTEE: KIRTSEY MONIQUE | | | | | | |
| 1758/0413 | 9/30/2011 | WD | U | I | 11 | 105,000 |
| GRANTOR: LYNCH CHARLES | | | | | | |
| GRANTEE: PARKMAN JAMES C & N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2005] W10 S10 BAS=[YR=2005] W20 S54 E11 FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2$ W19 S21$ N21 E17 N4 E2 N29 W10$ E10 N10 $ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 779.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 3,524 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 200.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 35 | 700 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,224

| 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