LOT 141
IN OR 1376/1529
HERON ISLES PHASE #1 PB 7/40

JOHNSON KAREN
96244 CORAL REEF ROAD
YULEE, FL 32097

2023

37-3N-28-0740-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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

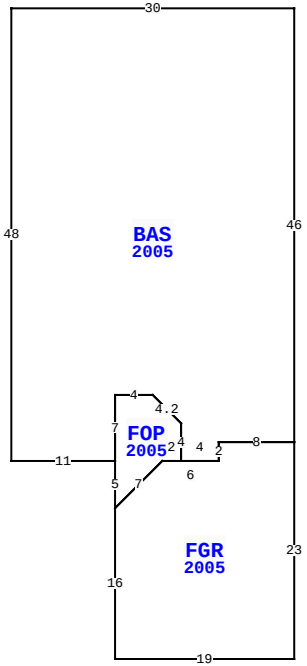
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	140,126
FGR	403	55	222	22,542
FOP	57	30	17	1,726
TOTALS	1,840		1,619	164,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	122.2980	110.37	178,689	2005	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1380 HX Base Yr 2006



96244 CORAL REEF RD, YULEE

BLD DATE	03/19/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,394
TOTAL MARKET OB/XF VALUE		5,101
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		224,495
SOH/AGL Deduction		110,270
ASSESSED VALUE		114,225
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,225
TOTAL JUST VALUE		224,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15612	ELEC OTHER	0	08/01/2005
M10192	MECH OTHER	0	08/01/2005
P0509640	OTHER	0	06/01/2005
E0515196	TEMP POLE	0	06/01/2005
R07516	REPAIR/RRF	3,000	04/01/2005
B15066	NEW CONSTR	106,350	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1529	12/27/2005	WD	Q	I		180,000
GRANTOR: KOENIG DONALD & KAREN						
GRANTEE: JOHNSON KAREN						
1358/0776	10/13/2005	WD	Q	I		135,300
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: KOENIG DONALD & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S48 E11 FOP=[YR=2005] S5FGR=[YR=2005]
S16 E19 N23 W8 S2 W6 D5 L5 $ R5 U5 E2 N4 U3 L3 W4 S7 $ N7 E4
R3 D3 S4 E4 N2 E8 N46 $.

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	0	0	752.00	SF	6.50	6.50	100	2005	2005	3	87	4,253	
2	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2005	2005	3	87	848	

LAND DESCRIPTION

TOTAL OB/XF 5,101

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	0003	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