LOT 144
HERON ISLES PHASE #1 PB 7/40

FKH SFR L LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2023

37-3N-28-0740-0144-0000

BUILDING CHARACTERISTICS

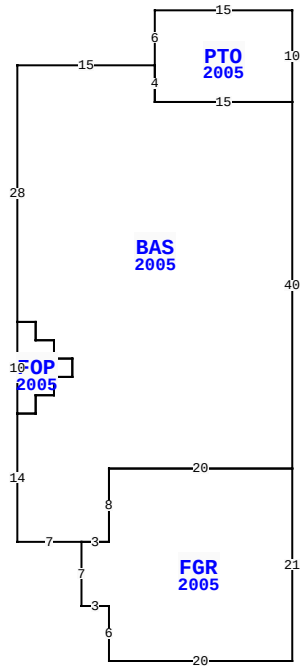
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,304	100	1,304	134,771
FGR	441	55	243	25,114
FOP	36	30	11	1,137
PTO	150	5	8	827
TOTALS	1,931		1,566	161,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,566	124.5420	112.40	176,018	2005	2005	0	0	0	8.05	91.95

1 SINGLE FAM – 0% - 2023 Heated Area: 1304 HX Base Yr



96266 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	161,849
TOTAL MARKET OB/XF VALUE	3,533
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	220,382
SOH/AGL Deduction	0
ASSESSED VALUE	220,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,382
TOTAL JUST VALUE	220,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10374	MECH OTHER	0	09/01/2005
P09764	OTHER	0	07/01/2005
E0515195	ELEC OTHER	0	06/01/2005
R07567	REPAIR/RRF	3,000	04/01/2005
B15125	NEW CONSTR	105,336	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0133	8/17/2022	WD	U	I	37	315,000
GRANTOR: WALTZ VALERIE L						
GRANTEE: FKH SFR L LP						
2368/0676	6/12/2020	WD	Q	I	01	194,000
GRANTOR: HARRISON BAILEY A						
GRANTEE: WALTZ VALERIE L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W15 S6 BAS=[YR=2005] W15 S28 FOP=[YR=2005] S10 E2 N2 E2 N2 E2 N2 W2 N2 W2 N2 W2 N2 W2$ E2 S2 E2 S2 E2 S2 E2 S2 W2 S2 W2 S2 W2 S14 E7 FGR=[YR=2005] S7 E3 S6 E20 N21 W20 S8 W3$ E3 N8 E20 N40 W15 N4$ S4 E15 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	0	0	0	781.00	SF	5.20	5.20	100	2005	2005	3	87	3,533	

LAND DESCRIPTION

TOTAL OB/XF 3,533

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