LOT 145
HERON ISLES PHASE #1 PB 7/40

KURUTZ NICHOLAS D
1637 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2023

37-3N-28-0740-0145-0000

BUILDING CHARACTERISTICS

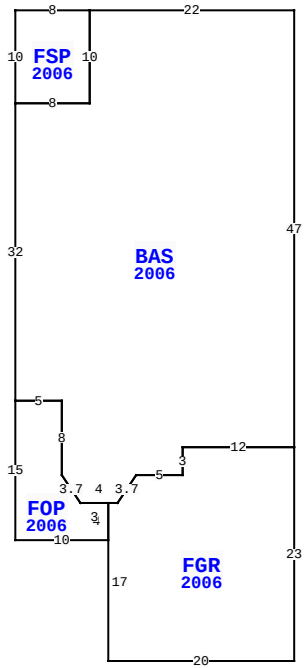
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,362	100	1,362	143,513
FGR	430	55	236	24,867
FOP	98	30	29	3,056
FSP	80	40	32	3,372
TOTALS	1,970		1,659	174,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,659	123.0900	111.09	184,298	2006	2011	0	0	0	5.15	94.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1362 HX Base Yr



96274 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	174,807
TOTAL MARKET OB/XF VALUE	7,241
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	237,048
SOH/AGL Deduction	0
ASSESSED VALUE	237,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,048
TOTAL JUST VALUE	237,048
NCON VALUE	3,131
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16969	ELEC OTHER	1,900	03/01/2006
M11199	MECH OTHER	0	03/01/2006
C17131	CO ISSUED	179,440	02/01/2006
R08923	REPAIR/RRF	1,500	02/01/2006
B17131	NEW CONSTR	179,440	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0397	8/31/2022	WD	Q	I	01	339,800
GRANTOR: MARTIN A SCOTT & M TH						
GRANTEE: KURUTZ NICHOLAS D						
2546/0876	3/11/2022	WD	Q	I	01	275,000
GRANTOR: CLEVENGER DEVIN H & H						
GRANTEE: MARTIN SCOTT & M TH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FSP=[YR=2006] W8 S10 E8 N10$S10 W8 S32 FOP=[YR=2006] S15 E10 N4 W3 U3 L2 N8 W5$E5 S8 R2 D3 E4 U3 R2 E5 N3 E12$W12 S3 W5 L2 D3 W1 S17 E20$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	88	3,661	
3	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	2006	2006	3	88	395	

LAND DESCRIPTION

TOTAL OB/XF 7,241

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