LOT 148
HERON ISLES PHASE #1 PB 7/40

VEGA HAYDEN M & JOYCE Y
96302 CORAL REEF ROAD
YULEE, FL 32097

2023

37-3N-28-0740-0148-0000

BUILDING CHARACTERISTICS

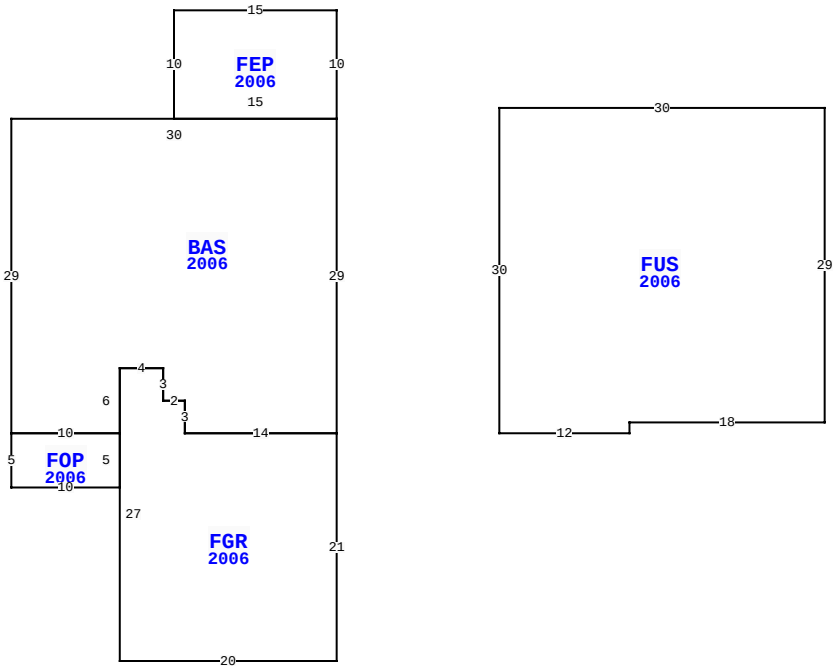
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	840	100	840	82,190
FEP	150	80	120	11,741
FGR	450	55	248	24,266
FOP	50	30	15	1,467
FUS	882	100	882	86,299
TOTALS	2,372		2,105	205,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	117.3942	105.95	223,025	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2023 Heated Area: 1722 HX Base Yr 2023



96302 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		205,964
TOTAL MARKET OB/XF VALUE		4,439
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		265,403
SOH/AGL Deduction		0
ASSESSED VALUE		265,403
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,403
TOTAL JUST VALUE		265,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18452	ADDITION	15,000	10/31/2006
E17115	ELEC OTHER	1,900	04/01/2006
M11335	MECH OTHER	0	04/01/2006
C17314	CO ISSUED	197,065	03/01/2006
B17314	NEW CONSTR	197,065	03/01/2006
P10880	OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2340/0483	2/19/2020	WD	Q	I	01	220,000
GRANTOR: MASSINGILL AMANDA H &						
GRANTEE: VEGA HAYDEN M & JOY						
1760/1757	10/07/2011	WD	Q	I	02	121,900
GRANTOR: ROBINSON CHARLES P						
GRANTEE: MASSINGILL AMANDA H						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N29 FEP=[YR=2006] N10 W15 S10 E15$W30 S29 FOP=[YR=2006] S5 E10 N5 W10$E10 N6 E4 S3 E2 S3 E14$W14 N3W2N3 W4S27 E20$ PTR=N21E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12$ W15S21 $.

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	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	88	3,386	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	88	412	
3	0835	QUARY TILE	0	100	9	8	72.00	SF	10.00	10.00	100	2007	2007	3	89	641	

LAND DESCRIPTION

TOTAL OB/XF 4,439

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