

LOT 209
IN OR 1997/231
HERON ISLES PHASE 1 REPLAT

BUSH JOHN A & CHERYL
96052 STONEY GLEN CT
YULEE, FL 32097

2023

37-3N-28-0740-0209-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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	1,331	100	1,331	158,324
FGR	360	55	198	23,553
FOP	20	30	6	714
FSP	120	40	48	5,709
TOTALS	1,831		1,583	188,299

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	622.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,583	135.8742	122.63	194,123	2015	2015	0	0	0	3.00	97.00	
1 SINGLE FAM - 100% - 2016													
Heated Area: 1331													
HX Base Yr 2016													

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	0	0	622.00	SF	6.50	6.50	100	2015	2015	3

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	0	0	622.00	SF	6.50	6.50	100	2015	2015	3

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			188,299
TOTAL MARKET OB/XF VALUE			3,881
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			247,180
SOH/AGL Deduction			162,159
ASSESSED VALUE			85,021
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			35,021
TOTAL JUST VALUE			247,180
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530300	CO ISSUED	0	08/11/2015
B1530300	NEW CONSTR	169,726	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1997/0231	8/11/2015	WD	Q	I	02	147,600
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: BUSH JOHN A & CHERY						
1908/0998	3/17/2014	SW	U	V	30	19,500
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FSP=[YR=2015] W14 BAS=[YR=2015] W15 S47 FGR=[YR=2015] S20 E18 N8 FOP=[YR=2015] E5 N4 W5 S4\$ N12 W18\$ E18 S8 E11 N46 W11 N2 W3 N7\$ S7 E3 S2 E11 N9\$.													