

LOT 245
HERON ISLES PHASE 1 REPLAT
PB 7/152

KNIGHT BRANDIE K
96512 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0245-0000



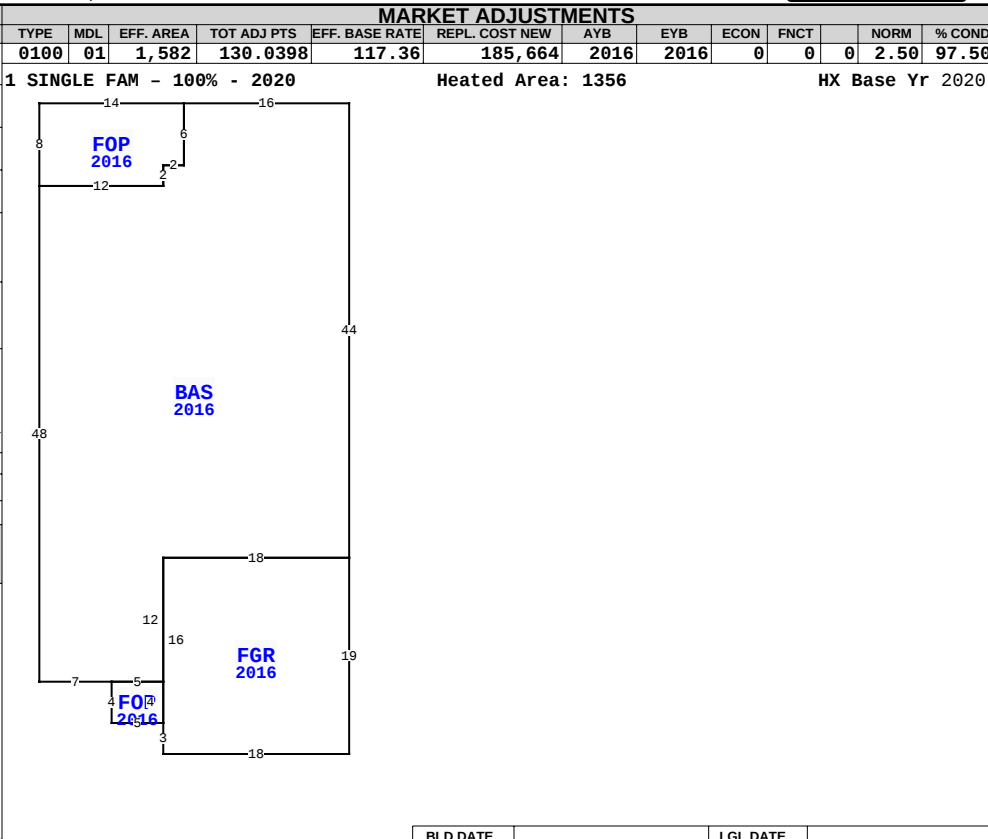
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,356	100	1,356	155,162
FGR	342	55	188	21,512
FOP	20	30	6	686
FOP	108	30	32	3,662
TOTALS	1,826		1,582	181,022

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2016
2	0811	CONCRETE B	0 100	0	0	631.00	SF	5.20	5.20	100	2016

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



TOTAL OB/XF											
3,334											

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3,334											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						181,022					
TOTAL MARKET OB/XF VALUE						3,334					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						239,356					
SOH/AGL Deduction						74,074					
ASSESSED VALUE						165,282					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						115,282					
TOTAL JUST VALUE						239,356					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						207,801					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531086	CO ISSUED	0	02/19/2016
B1531086	NEW CONSTR	190,280	09/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2318/0235	11/08/2019	WD	Q	I	02	193,000	
GRANTOR: BEAL DONALD A & BREND							
GRANTEE: KNIGHT BRANDIE K							
2049/1647	5/27/2016	WD	Q	I	01	158,000	
GRANTOR: SOUTHERN LIFESTYLE HO							
GRANTEE: BEAL DONALD ARTHUR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W16 FOP=[YR=2016] W14 S8 E12 N2 E2 N6\$ S6 W2 S2 W12 S48 E7 FOP=[YR=2016] S4 E5 FGR=[YR=2016] S3 E18 N19 W18 S16\$ N4 W5\$ E5 N12 E18 N44\$.											