LOT 255
HERON ISLES PHASE #1 PB 7/40

BHKN IV LLC
13361 ATLANTIC BLVD
JACKSONVILLE, FL 32225

2023

37-3N-28-0740-0255-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

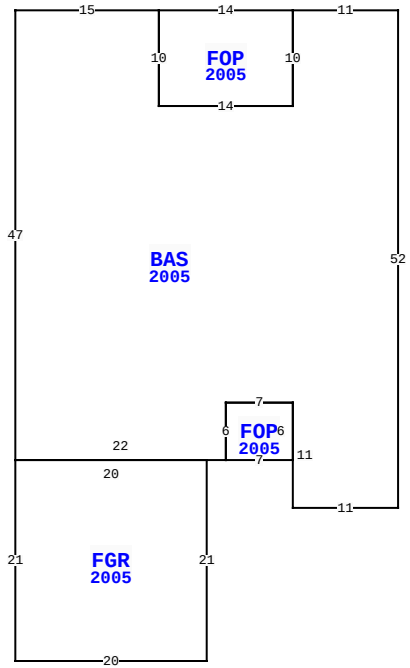
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	1,753	171,460
FGR	420	55	231	22,594
FOP	42	30	13	1,272
FOP	140	30	42	4,108
TOTALS	2,355		2,039	199,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	117.9332	106.43	217,011	2005	2005	0	0	0	8.10	91.90

1 SINGLE FAM – 0% - 2023 Heated Area: 1753 HX Base Yr



96014 MORTON LN, 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	199,433
TOTAL MARKET OB/XF VALUE	6,984
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	261,417
SOH/AGL Deduction	0
ASSESSED VALUE	261,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,417
TOTAL JUST VALUE	261,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15287	ELEC OTHER	2,000	07/01/2005
M09964	MECH OTHER	0	07/01/2005
P0509437	OTHER	0	05/01/2005
R046988	REPAIR/RRF	5,000	12/01/2004
B0414226	NEW CONSTR	132,259	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0493	10/06/2022	SW	U	I	11	100
GRANTOR: JAXSAT GROUP LLC						
GRANTEE: BHKN IV LLC						
2570/1084	6/09/2022	WD	U	I	37	268,400
GRANTOR: DUNTON JARED						
GRANTEE: JAXSAT GROUP LLC						

BUILDING NOTES

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	2005	2005	3	90	3,150	
2	0810	CONCRETE A	0	0	0	0	678.00	SF	6.50	6.50	100	2005	2005	3	87	3,834	

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2005] W14 S10 E14 N10$ S10 W14 N10 W15 S47 FGR=[YR=2005] S21 E20 N21 W20$ E22 FOP=[YR=2005] E7 N6 W7 S6$ N6 E7 S11 E11 N52$.

LAND DESCRIPTION

TOTAL OB/XF 6,984

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 07/30/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS