

LOT 544
HERON ISLES PHASE TWO C-1
PBK 8/77

ALLEN CYNTHIA D
95986 GRAYLON DRIVE
YULEE, FL 32097

2023

37-3N-28-0741-0544-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 100	0900	01	2,221	106.5995	126.59	281,156	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 1909														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022														
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY														
Interior Floo	11	CLAY TILE 50														Tax Group: 4														
Interior Floo	14	CARPET 50														Tax Dist:														
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE 279,750														
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE 2,864														
Bedrooms		3 100														TOTAL LAND VALUE - MARKET 55,000														
Bathrooms		2 100														TOTAL MARKET VALUE 337,614														
Frame	02	WOOD FRAME 100														SOH/AGL Deduction 60,129														
Stories	1.	1. 100														ASSESSED VALUE 277,485														
Units	0	0 100														TOTAL EXEMPTION VALUE HX HB 50,000														
Occupancy	00	NONE 100	BASE TAXABLE VALUE 227,485																											
Quality		02	Quality Level 02		TOTAL JUST VALUE 337,614																									
DOR CODE		0100	SINGLE FAMILY		NCON VALUE 0																									
MAP NUM			MKT AREA 04		INCOME VALUE																									
NEIGHBORHOOD/LOC		4038.00	PREVIOUS YEAR MKT VALUE 269,403																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM																								
BAS	1,909	100	1,909	240,452	DESCRIPTION																									
FGR	420	55	231	29,096	AMT																									
FOP	48	30	14	1,763	ISSUED																									
FOP	224	30	67	8,440	C2007324 CO ISSUED 0 12/28/2020																									
TOTALS					2,601	2,221	279,750	B2007324 NEW CONSTR 260,790 09/01/2020																						
EXTRA FEATURES					SALES DATA																									
L N	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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
1	0810	CONCRETE A	0 100	15 3	45.00	SF	6.50	6.50	100	2020	2020	3	99	290		2423/0481	12/30/2020	WD	Q	I	02	243,000								
2	0810	CONCRETE A	0 100	25 16	400.00	SF	6.50	6.50	100	2020	2020	3	99	2,574		GRANTOR: DREAM FINDERS HOMES L														
																GRANTEE: ALLEN CYNTHIA D														
																2397/1767 10/01/2020 WD Q V 05 126,000														
																GRANTOR: ESB INVESTMENTS LLC														
																GRANTEE: DREAM FINDERS HOMES														
																BUILDING NOTES														
																BUILDING DIMENSIONS														
																BAS=[YR=2020] W24 FOP=[YR=2020] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2020] S6 E8 FGR=[YR=2020] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.														
																LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000													
REVIEW DATE 12/23/2020 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																														