

LOT 570
HERON ISLES PHASE TWO C-1
PBK 8/77

FKH SFR L LP
1850 PARKWAY PLACE
MARIETTA, GA 30067

2023

37-3N-28-0741-0570-0000



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	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,114	100	2,114	244,545
FGR	466	55	256	29,614
FOP	42	30	13	1,503
FOP	120	30	36	4,164
TOTALS	2,742		2,419	279,827

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,419	97.9020	116.26	281,233	2020	2020	0	0	0.50	99.50
1 SNGL FAM - 0% - 2023 Heated Area: 2114 HX Base Yr											
95815 GRAYLON DR, YULEE											

TOTAL OB/XF											
4,029											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		279,827	
TOTAL MARKET OB/XF VALUE		4,029	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		338,856	
SOH/AGL Deduction		0	
ASSESSED VALUE		338,856	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		338,856	
TOTAL JUST VALUE		338,856	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		270,057	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203857	CO ISSUED	0	05/07/2020
B1908498	NEW CONSTR	286,537	05/24/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2580/1981	7/28/2022	WD	U	I	37
GRANTOR: GASSEL DANIEL & NAJEE					
GRANTEE: FKH SFR L LP					
2405/0807	10/30/2020	WD	Q	I	02
GRANTOR: ESB INVESTMENTS LLC					
GRANTEE: GASSEL DANIEL & NAJ					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W18 FOP=[YR=2020] N10 W12 S10 E12\$ W22 S66 E14 N3 FOP=[YR=2020] E6 FGR=[YR=2020] S3 E20 N24 W13 S2 W7 S19\$ N7 W6 S7\$ N7 E6 N12 E7 N2 E13 N42\$.											