

LOT 589
HERON ISLES PHASE TWO C-3
PBK 8/180

DIBLER CHRISTOPHER GORDON
97208 OWL ROOST CT
YULEE, FL 32097

2023

37-3N-28-0741-0589-0000



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	14	CARPET 70
Interior Floo	13	LVT/LAMMT 30
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	2,229	100	2,229	249,153
FGR	420	55	231	25,821
FOP	46	30	14	1,565
PTO	112	5	6	671
TOTALS	2,807		2,480	277,209

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	592.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	45.00	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	UNIT TYPE	NOTES
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	2,480	95.5584	113.48	281,430	2018	2018	0	0	1.50	98.50
1 SNGL FAM - 0% - 0 Heated Area: 2229 HX Base Yr											

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	3,304					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	277,209		
TOTAL MARKET OB/XF VALUE	3,304		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	335,513		
SOH/AGL Deduction	71,203		
ASSESSED VALUE	264,310		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	264,310		
TOTAL JUST VALUE	335,513		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	267,740		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1711193	CO ISSUED	0	04/26/2018
B1711193	NEW CONSTR	279,524	12/15/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2629/1030	3/30/2023	WD	Q	I	01	355,000	
GRANTOR: VALENTIN PETER & DORI							
GRANTEE: DIBLER CHRISTOPHER							
2196/1303	5/11/2018	SW	Q	I	01	239,300	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: VALENTIN PETER & DO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2018] W16 BAS=[YR=2018] W23 S53 FGR=[YR=2018] S21 E20 N3 FOP=[YR=2018] E8 N2 W2 N5 W6 S7\$ N18 W20\$ E20 S11 E6 S5 E13 N62 W16 N7\$ S7 E16 N7\$.											