LOT 666
IN OR 2015/1656
HERON ISLES PHASE THREE A

BENSON SANDRA L/RAUSE DONNA L
83017 DOWITCHER PL
YULEE, FL 32097

2023

37-3N-28-0742-0666-0000

BUILDING CHARACTERISTICS

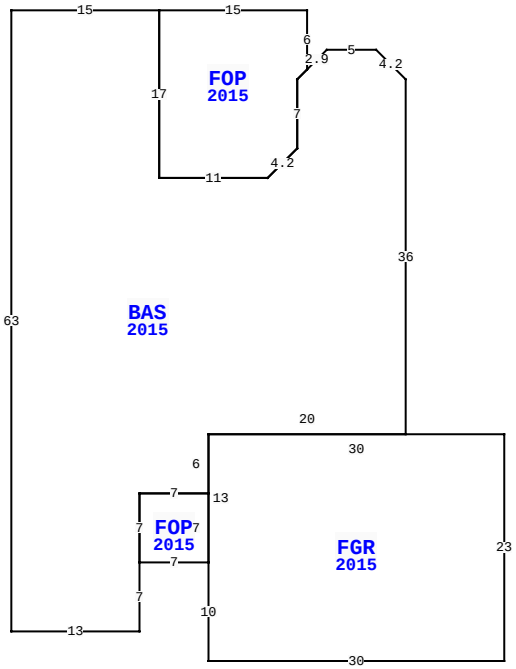
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,736	100	1,736	212,065
FGR	690	55	380	46,420
FOP	49	30	15	1,832
FOP	240	30	72	8,795
TOTALS	2,715		2,203	269,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,203	106.1046	126.00	277,578	2015	2015	0	0	0	3.05	96.95

1 SNGL FAM – 100% - 2016 Heated Area: 1736 HX Base Yr 2016



83017 DOWITCHER PL, 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		269,112
TOTAL MARKET OB/XF VALUE		56,343
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		380,455
SOH/AGL Deduction		167,489
ASSESSED VALUE		212,966
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,966
TOTAL JUST VALUE		380,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530905	CO ISSUED	0	11/20/2015
B1531320	SCRNROM	22,320	10/01/2015
B1531190	SWIM POOL	25,000	09/01/2015
B1530905	NEW CONSTR	231,283	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2015/1656	11/20/2015	WD	Q	I	01	257,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BENSON SANDRA L & D						
1977/1678	5/04/2015	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W5 D2 L2 FOP=[YR=2015] N6 W15 S17 E11 U3 R3 N7 U1 R1 $ D1 L1 S7 L3 D3 W11 N17 W15 S63 E13 N7 FOP=[YR=2015] E7 FGR=[YR=2015] S10 E30 N23 W30 S13$ N7 W7 S7$ N7 E7 N6 E20 N36$.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2015	2015	3	96	374	
2	0811	CONCRETE B	0	100	0	0	1,034.00	SF	5.20	5.20	100	2015	2015	3	96	5,162	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2015	2015	3	81	30,983	
4	0911	SCRN RM A	0	100	0	0	1,006.00	SF	17.50	17.50	100	2015	2015	3	74	13,028	
5	0845	KOOL DECK	0	100	0	0	556.00	SF	7.25	7.25	100	2015	2015	3	96	3,870	
6	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2016	2016	3	92	2,650	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 56,343

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS