

LOT 667
HERON ISLES PHASE THREE A
PBK 8/79

THARRINGTON GARNEL & MICHELLE
83029 DOWITCHER PL
YULEE, FL 32097

2023

37-3N-28-0742-0667-0000



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	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 100	0900	01	3,674	95.1750	113.02	415,235	2016	2016	0	0	2.50	97.50	STANDARD										
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 3217									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 50																							
Interior Floor	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		5 100																							
Bathrooms		4 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
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	2,537	100	2,537	279,564																					
FGR	622	55	342	37,687																					
FOP	65	30	20	2,204																					
FSP	224	40	90	9,918																					
FUS	680	100	680	74,933																					
STR	48	10	5	551																					
TOTALS			4,176	3,674	404,854																				
EXTRA FEATURES			83029 DOWITCHER PL, YULEE																						
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								
1	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20	5.20	100	2016	2016	3	97	3,924									
2	0476	VF 6 SBPL	0	100	0	0	65.00	LF	32.00	32.00	100	2016	2016	3	92	1,914									
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276									
4	0462	ST/AL FNC	0	100	110	0	440.00	SF	10.00	10.00	100	2016	2016	3	84	3,696									
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276									
TOTAL OB/XF 10,086																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
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																									

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

GRANTOR: POKINES SHANE W & BAR

GRANTEE: THARRINGTON GARNEL

2026/1128

1/28/2016

WD Q I 01

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: POKINES SHANE WILLI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W6 L3 D3 W5 FSP=[YR=2019] W16 S14 E16 N14\$ S14 W16 N14 L3 U3 W11 L3 D3 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47 U3 L3 \$ PTR= E20 FUS=[YR=2016] E17 S40 W13 STR=[YR=2016] S6 W12 N3 E8 N3 E4\$ W4 N40\$ W20\$.