

LOT 669
IN OR 1992/1544
HERON ISLES PHASE THREE A

DALTON KENNETH E & PATRICIA S
83036 DOWITCHER PL
YULEE, FL 32097

2023

37-3N-28-0742-0669-0000



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 Floor	11	CLAY TILE 60		
Interior Floor	14	CARPET 40		
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	1,754	100	1,754	208,130
FGR	440	55	242	28,716
FOP	42	30	13	1,542
FOP	108	30	32	3,798
UOP	81	20	16	1,898
USP	153	30	46	5,458
TOTALS	2,578		2,103	249,542

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,103	103.0176	122.33	257,260	2015	2015	0	0	0	3.00	97.00	
1 SNGL FAM - 100% - 2016 Heated Area: 1754 HX Base Yr 2016													
83036 DOWITCHER PL, YULEE													

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					249,542				
TOTAL MARKET OB/XF VALUE					3,451				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					307,993				
SOH/AGL Deduction					161,355				
ASSESSED VALUE					146,638				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					96,638				
TOTAL JUST VALUE					307,993				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					246,582				