

LOT 681
IN OR 2114/141
PT OR 2062/1496

SHIVELY MARCUS DAVID & AIMEE ELIZABETH
85063 FURTHERVIEW CT
YULEE, FL 32097

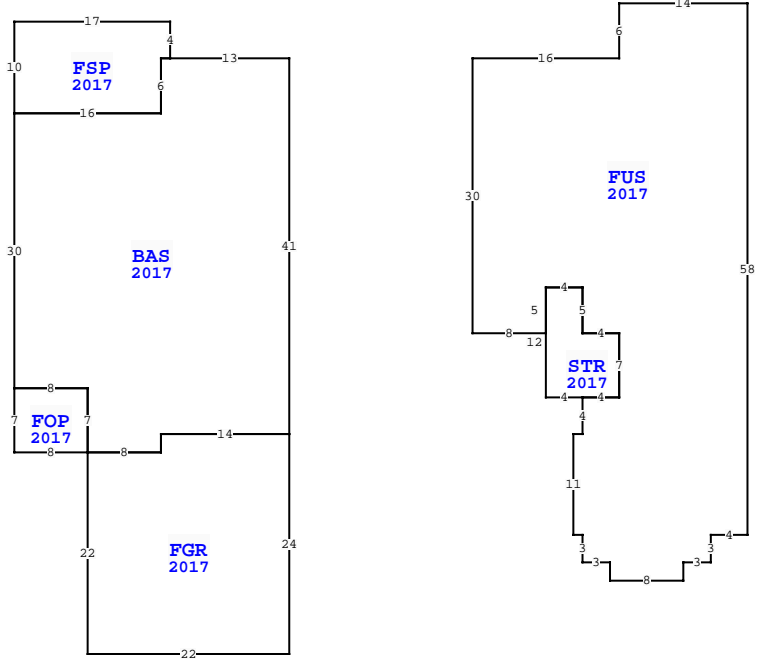
2023

37-3N-28-0745-0681-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
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		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units	0	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
BAS	1,110	100	1,110
FGR	512	55	282
FOP	56	30	17
FSP	164	40	66
FUS	1,401	100	1,401
STR	76	10	8
SUBAREA MARKET VALUE			
BAS			124,957
FGR			31,746
FOP			1,914
FSP			7,430
FUS			157,716
STR			900
TOTALS	3,319		2,884
			324,663

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,884	96.7824	114.93	331,458	2017	2017	0	0	2.05	97.95
1 SNGL FAM - 0% - 0											
Heated Area: 2511											
HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			324,663
TOTAL MARKET OB/XF VALUE			5,755
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			385,418
SOH/AGL Deduction			77,437
ASSESSED VALUE			307,981
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			307,981
TOTAL JUST VALUE			385,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017986	SWIM POOL	73,294	12/07/2022
B1632922	NEW CONSTR	312,407	08/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0141	4/04/2017	WD Q	Q	I	02	257,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHIVELY MARCUS DAVI						
2062/1496	7/26/2016	WD Q	Q	V	05	259,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	27	4		6.50	6.50	100	2017
2	0811	CONCRETE B	0	0	0	0		5.20	5.20	100	2017

TOTAL OB/XF											
5,755											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W13 FSP=[YR=2017] N4W17 S10 E16 N6 E1\$ W1 S6 W16 S30 FOP=[YR=2017] S7 E8 FGR=[YR=2017] S22 E22 N24 W14 S2 W8\$ N7 W8\$ E8 S7 E8 N2 E14 N41\$ PTR= E20 FUS=[YR=2017] E16 N6 E14 S58 W4 S3 W3 S2 W8 N2 W3 N3 W1 N11 E1 N4 STR=[YR=2017] W4 N12 E4 S5 E4 S7 W4 \$ E4 N7 W4 N5 W4 S5 W8 N30\$ W20\$.											

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