

LOT 682
HERON ISLES PHASE THREE B
PBK 8/138

WATSON GREGORY & MARJORIE L/E/
85078 FURTHERVIEW CT
YULEE, FL 32097

2023

37-3N-28-0745-0682-0000



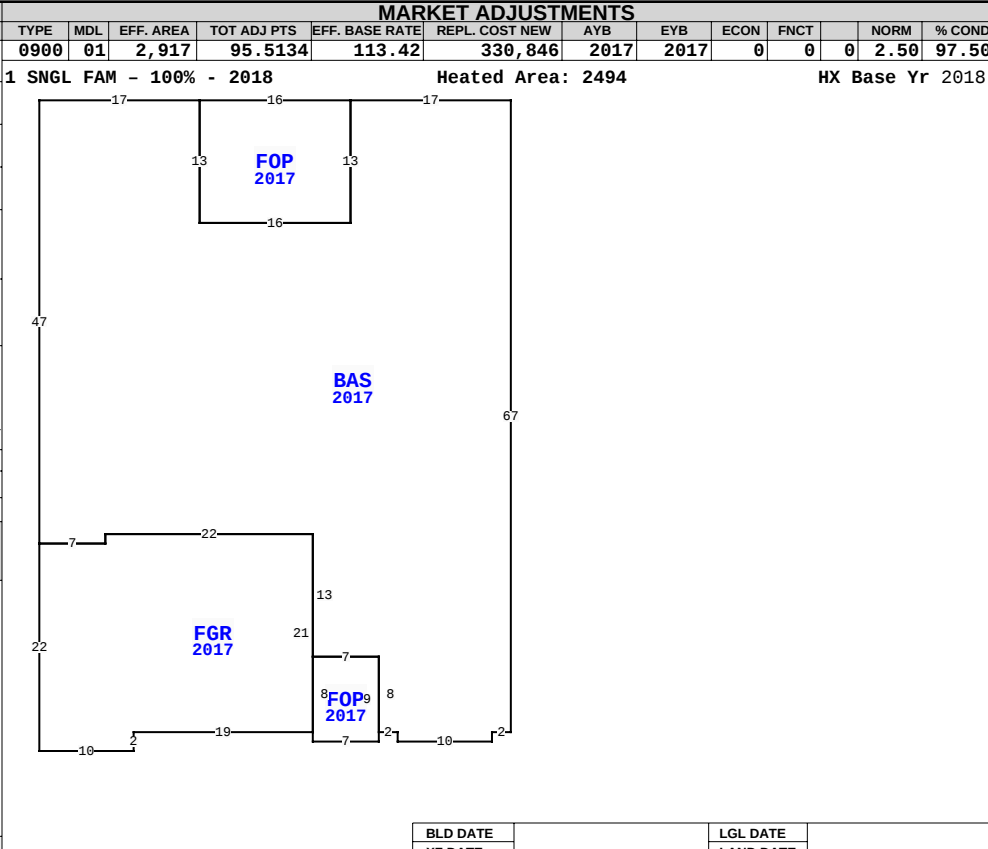
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,494	100	2,494	275,797
FGR	622	55	342	37,820
FOP	63	30	19	2,101
FOP	208	30	62	6,856
TOTALS	3,387		2,917	322,575

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,011.00	SF	4.00	4.00	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
3	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	

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	100			0.00	0.00	1.00	LT	



85078 FURTHERVIEW CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
8,356											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						322,575					
TOTAL MARKET OB/XF VALUE						8,356					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						385,931					
SOH/AGL Deduction						148,367					
ASSESSED VALUE						237,564					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						187,564					
TOTAL JUST VALUE						385,931					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						305,298					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700743	CO ISSUED	0	02/01/2017
B1632928	NEW CONSTR	313,954	08/25/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2411/1212	11/18/2020	LE U	I	I	11	100	
GRANTOR: WATSON GREGORY & MARJ							
GRANTEE: SCHARF THOMAS & JOS							
2099/1256	1/31/2017	WD Q	I	I	01	235,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: WATSON GREGORY & MA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W17 FOP=[YR=2017] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E19 FOP=[YR=2017] S1 E7 N9 W7 S8 \$ N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67\$.											