

LOT 683
IN OR 2085/144
HERON ISLES PHASE THREE B

STEWART TROY J & TAMMY
85072 FURTHERVIEW CT
YULEE, FL 32097

2023

37-3N-28-0745-0683-0000



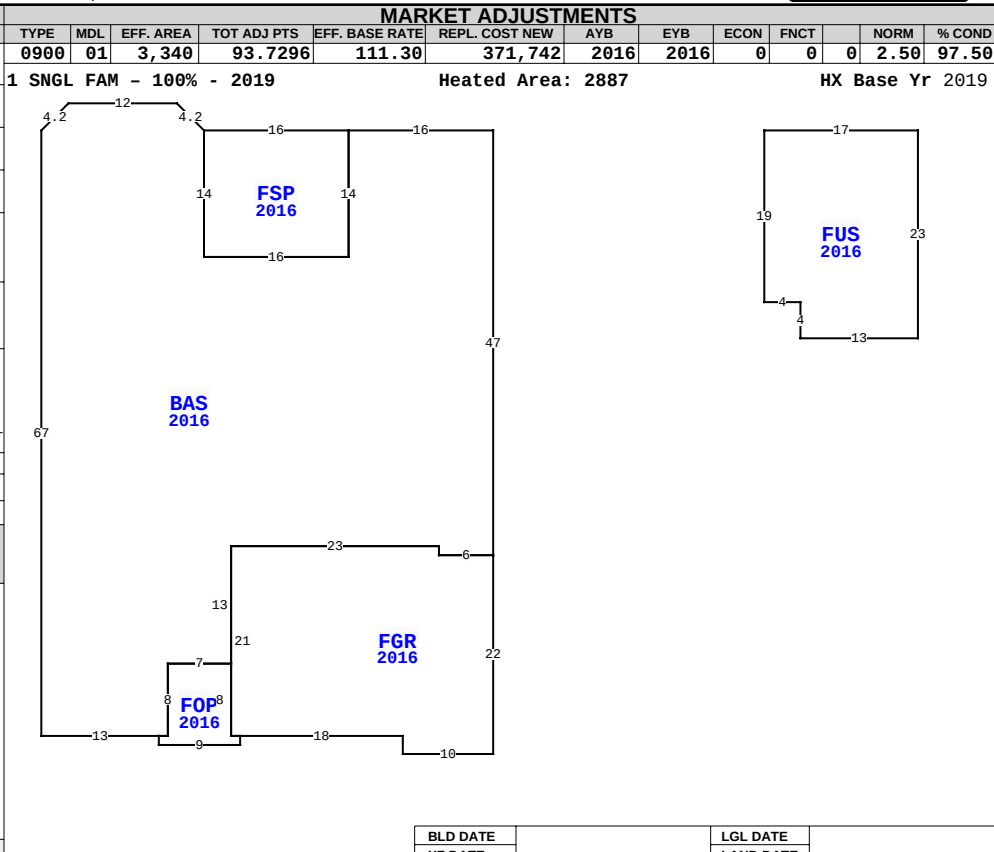
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,512	100	2,512	272,596
FGR	623	55	343	37,222
FOP	65	30	20	2,170
FSP	224	40	90	9,767
FUS	375	100	375	40,695
TOTALS	3,799		3,340	362,448

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	1,025.00	SF	5.20	5.20	100	2016	2016	3	97

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00



85072 FURTHERVIEW CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		362,448	
TOTAL MARKET OB/XF VALUE		5,170	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		422,618	
SOH/AGL Deduction		156,378	
ASSESSED VALUE		266,240	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		216,240	
TOTAL JUST VALUE		422,618	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,602	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632663	CO ISSUED	0	11/21/2016
B1632663	NEW CONSTR	358,257	07/15/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2085/0144	11/21/2016	WD	Q	I	01	274,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STEWART TROY J & TA						
2048/0250	5/19/2016	WD	Q	V	05	259,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2016] W16 FSP=[YR=2016] W16 S14 E16 N14 \$ S14 W16 N14 U3 L3 W12 D3 L3 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W6 N1 W23 S21 E1 \$ W1 N8 W7 S8 W1 \$ E1 N8 E7 N13 E23 S1 E6 N47 \$ PTR= E30 FUS=[YR=2016] E17 S23 W13 N4 W4 N19 \$W30\$.														