

LOT 684
HERON ISLES PHASE THREE B
PBK 8/138

BIBBINS TORELL
85066 FURTHERVIEW CT
YULEE, FL 32097

2023

37-3N-28-0745-0684-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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	5	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

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Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1,511	167,314
FGR	483	55	266	29,455
FOP	110	30	33	3,654
FOP	120	30	36	3,987
FUS	1,451	100	1,451	160,670

TOTALS	3,675		3,297	365,079
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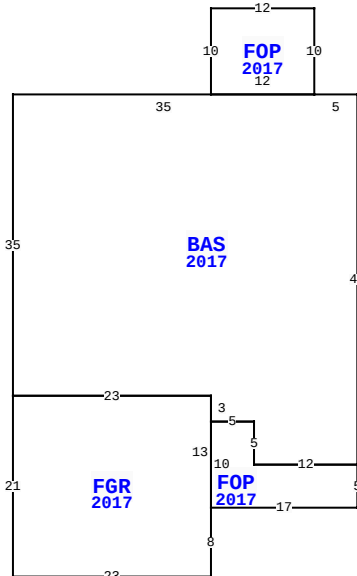
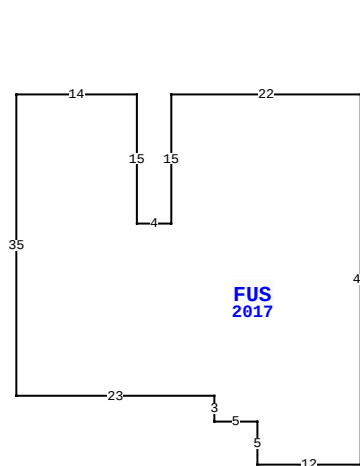
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	11	4	44.00	SF	6.50	6.50	100	2017	2017	3	97	277	
2	0810	CONCRETE A	0 100	22	29	638.00	SF	6.50	6.50	100	2017	2017	3	97	4,023	
3	0476	VF 6 SBPL	0 100	120	0	120.00	LF	32.00	32.00	100	2021	2021	3	99	3,802	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
5	0462	ST/AL FNC	0 100	75	0	300.00	SF	10.00	10.00	100	2021	2021	3	98	2,940	
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
7	0861	POOL GUNIT	0 100	0	0	468.00	SF	85.00	85.00	100	2022	2022	3	100	39,780	
8	0845	KOOL DECK	0 100	0	0	882.00	SF	7.25	7.25	100	2022	2022	3	100	6,395	

LAND DESCRIPTION		
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,297	95.6340	113.57	374,440	2017	2017	0	0	0	2.50	97.50
1 SNGL FAM - 100% - 2022				Heated Area: 2962				HX Base Yr 2022				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		365,079	
TOTAL MARKET OB/XF VALUE		57,811	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		477,890	
SOH/AGL Deduction		136,476	
ASSESSED VALUE		341,414	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		291,414	
TOTAL JUST VALUE		477,890	
NCON VALUE		53,511	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,939	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112501	SWIM POOL	63,000	09/17/2021
B1633215	CO ISSUED	0	04/26/2017
B1633215	NEW CONSTR	359,661	10/17/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2389/0315	8/31/2020	WD	Q	I	01	339,000	
GRANTOR: BENGE STEPHEN P							
GRANTEE: BIBBINS TORELL							
2117/1359	4/26/2017	WD	Q	I	01	253,100	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BENGE STEPHEN P							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W5 FOP=[YR=2017] N10 W12 S10 E12\$ W35 S35 FGR=[YR=2017] S21 E23 N8 FOP=[YR=2017] E17 N5 W12 N5 W5 S10\$ N13 W23\$ E23 S3 E5 S5 E12 N43\$ PTR= W65 FUS=[YR=2017] W22 S15 W4 N15 W14 S35 E23 S3 E5 S5 E12 N43\$ E65\$.									