LOT 685
HERON ISLES PHASE THREE B
PBK 8/138

ARAYA RONALD P & KATHRYN B
85060 FURTHERVIEW CT
YULEE, FL 32097

2023

37-3N-28-0745-0685-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

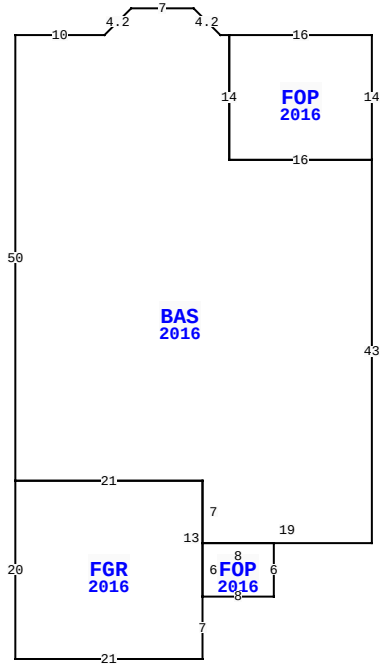
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,939	100	1,939	215,425
FGR	420	55	231	25,664
FOP	48	30	14	1,555
FOP	224	30	67	7,444
TOTALS	2,631		2,251	250,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,251	95.9616	113.95	256,501	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 1939 HX Base Yr



85060 FURTHERVIEW CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	250,088
TOTAL MARKET OB/XF VALUE	3,147
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	308,235
SOH/AGL Deduction	69,104
ASSESSED VALUE	239,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,131
TOTAL JUST VALUE	308,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632282	CO ISSUED	0	08/26/2016
B1632282	NEW CONSTR	243,915	05/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2254/0411	2/08/2019	WD	Q	I	01	243,000
GRANTOR: KOTOPKA RYAN J & KATH						
GRANTEE: ARAYA RONALD P & KA						
2070/0612	9/01/2016	WD	Q	I	01	206,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KOTOPKA RYAN J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W1 U3 L3 W7 D3 L3 W10 S50 FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6 $ N13 W21 $ E21 S7 E19 N43 W16 N14 $ S14 E16 N14 $.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	0	0	624.00	SF	5.20	5.20	100	2016	2016	3	97	3,147	

LAND DESCRIPTION

TOTAL OB/XF 3,147

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2017 BY RK Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS