

LOT 690
HERON ISLES PHASE THREE B
PBK 8/138

COULTER ALLEN J & CANDACE M
85030 FURTHERVIEW CT
YULEE, FL 32097

2023

37-3N-28-0745-0690-0000



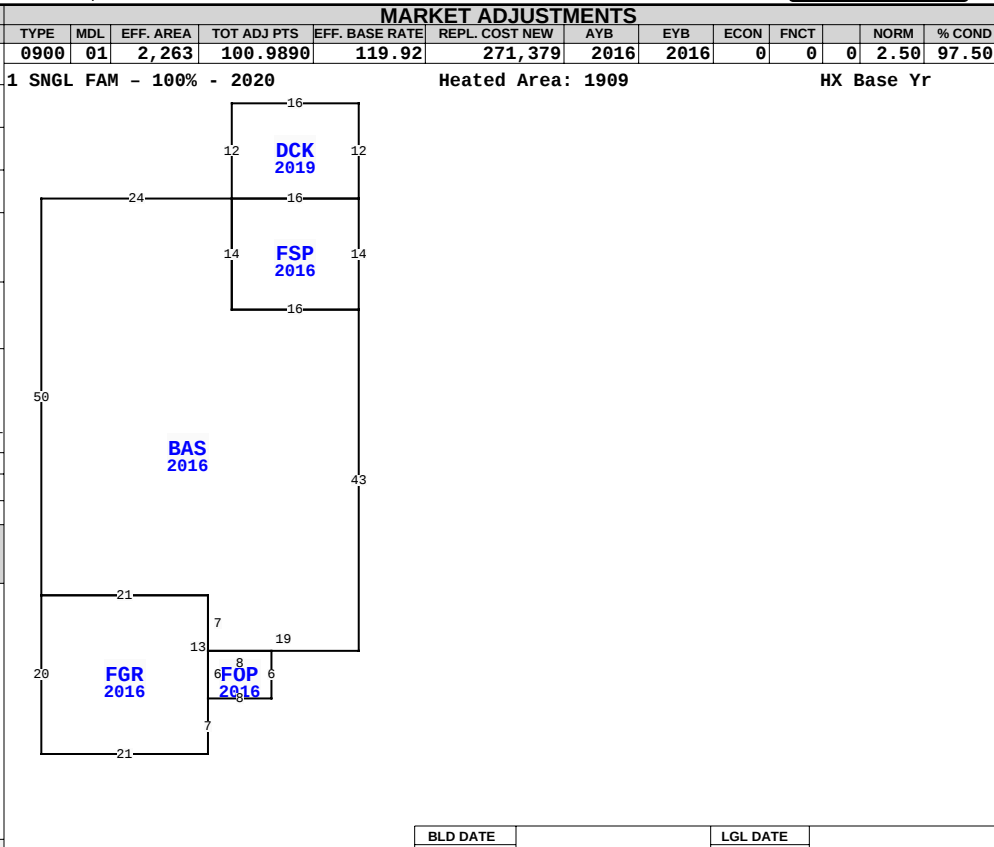
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,909	100	1,909	223,204
DCK	192	10	19	2,221
FGR	420	55	231	27,009
FOP	48	30	14	1,637
FSP	224	40	90	10,523
TOTALS	2,793		2,263	264,595

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	637.00	SF	5.20	5.20	100	2016
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2016

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	100			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
6,643											

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6,643											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		264,595	
TOTAL MARKET OB/XF VALUE		6,643	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		326,238	
SOH/AGL Deduction		0	
ASSESSED VALUE		326,238	
TOTAL EXEMPTION VALUE		13	326,238
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		326,238	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,480	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632267	CO ISSUED	0	09/16/2016
B1633026	FSPUNDER	1,500	09/01/2016
B1632267	NEW CONSTR	240,310	05/09/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/0636	5/16/2019	WD	Q	I	01	250,000	
GRANTOR: CHOUCHAN LOM & YULIYA							
GRANTEE: COULTER ALLEN J & C							
2074/0712	9/23/2016	WD	Q	I	01	225,500	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: CHOUCHAN LOM & YULI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=2019] N12 W16 S12 E16\$ FSP=[YR=2016] W16											
BAS=[YR=2016] W24 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 \$.											