LOT 691
IN OR 2078/1377
HERON ISLES PHASE THREE B

HAWBAKER CRISTINA W
85024 FURTHERVIEW CT
YULEE, FL 32097

2023

37-3N-28-0745-0691-0000

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	11	CLAY TILE 50
Interior Floo	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

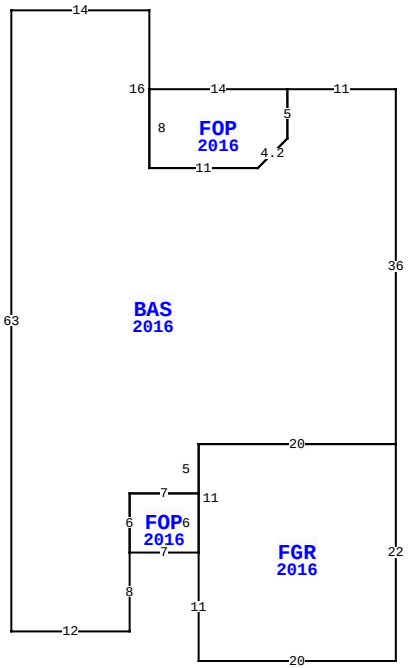
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1,672	197,205
FGR	440	55	242	28,543
FOP	42	30	13	1,534
FOP	108	30	32	3,774
TOTALS	2,262		1,959	231,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,959	101.8710	120.97	236,980	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 1672 HX Base Yr 2018



85024 FURTHERVIEW CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,056
TOTAL MARKET OB/XF VALUE		9,058
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,114
SOH/AGL Deduction		119,388
ASSESSED VALUE		175,726
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,726
TOTAL JUST VALUE		295,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632491	CO ISSUED	0	10/18/2016
B1632491	NEW CONSTR	216,917	06/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/1377	10/18/2016	WD	Q	I	01	192,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAWBAKER CRISTINA W						
2048/0250	5/19/2016	WD	Q	V	05	259,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 FOP=[YR=2016] W14 S8 E11 U3 R3 N5 $ S5 L3 D3 W11 N16 W14 S63 E12 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N22 W20 S11 $ N6 W7 S6 $ N6 E7 N5 E20 N36 $.

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	100	0	0	605.00	SF	5.20	5.20	100	2016	2016	3	97	3,052	
2	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2016	2016	3	92	6,006	

LAND DESCRIPTION

TOTAL OB/XF 9,058

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/27/2017 BY RK Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS