

LOT 692
IN OR 2083/1092
HERON ISLES PHASE THREE B

REES EDWARD E & HOLLI M
85018 FURTHERVIEW CT
YULEE, FL 32097

2023

37-3N-28-0745-0692-0000



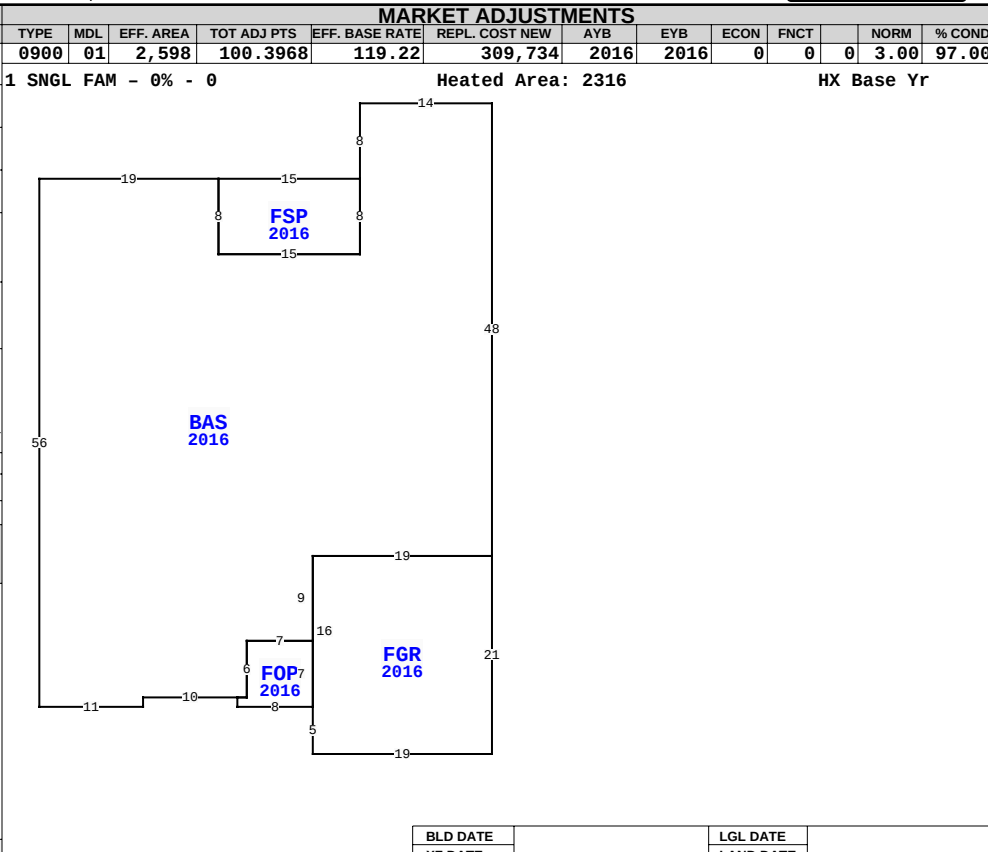
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,316	100	2,316	267,831
FGR	399	55	219	25,326
FOP	50	30	15	1,734
FSP	120	40	48	5,551
TOTALS	2,885		2,598	300,442

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	648.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00



85018 FURTHERVIEW CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
3,269									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632490	CO ISSUED	0	11/08/2016
B1633288	NEW CONSTR	0	10/25/2016
B1632490	NEW CONSTR	282,616	06/10/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2083/1092	11/08/2016	WD	Q	I	01	230,700	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: REES EDWARD E & HOL							
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] W14 S8 FSP=[YR=2016] W15 S8 E15 N8 \$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2016] S1 E8 FGR=[YR=2016] S5 E19 N21 W19 S16 \$ N7 W7 S6 W1 \$ E1 N6 E7 N9 E19 N48 \$.									