LOT 693
IN OR 2139/1120
HERON ISLES PHASE THREE B

ODELL JASON R & JENNIFER
85012 FURTHERVIEW CT
YULEE, FL 32097

**2023**

**37-3N-28-0745-0693-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

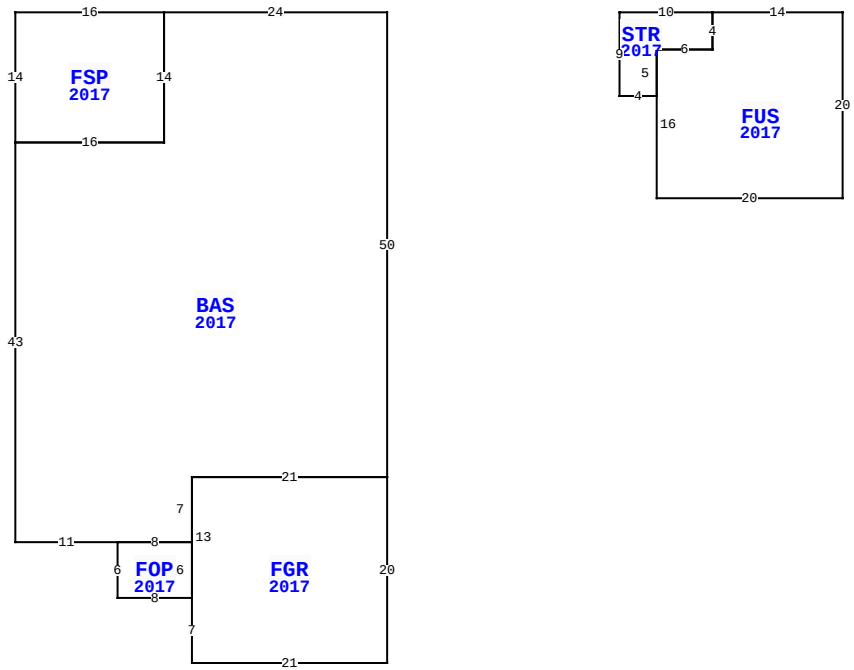
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 221,131 |
| FGR | 420 | 55 | 231 | 26,758 |
| FOP | 48 | 30 | 14 | 1,622 |
| FSP | 224 | 40 | 90 | 10,425 |
| FUS | 376 | 100 | 376 | 43,554 |
| STR | 60 | 10 | 6 | 695 |
| TOTALS | 3,037 | | 2,626 | 304,185 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,626 | 99.5328 | 118.20 | 310,393 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM – 100% - 2018 Heated Area: 2285 HX Base Yr 2018




85012 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 | | 304,185 |
| TOTAL MARKET OB/XF VALUE | | 3,380 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 362,565 |
| SOH/AGL Deduction | | 140,008 |
| ASSESSED VALUE | | 222,557 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 172,557 |
| TOTAL JUST VALUE | | 362,565 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 288,153 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1702224 | CO ISSUED | 0 | 08/07/2017 |
| B1702224 | NEW CONSTR | 286,236 | 03/20/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2139/1120 | 8/07/2017 | WD | Q | I | 01 | 247,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: ODELL JASON R & JEN | | | | | | |
| 2103/0392 | 2/23/2017 | WD | Q | V | 05 | 74,000 |
| GRANTOR: HERON ISLES JOINT VEN | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W24 FSP=[YR=2017] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR= E25 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4 $ S4 W6 S5 W4 N9$ W25$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 15 | 3 | 45.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 284 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 491.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 3,096 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,380

| 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 07/24/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS