LOT 697
HERON ISLES PHASE THREE B
PBK 8/138

WARREN DANIEL
85009 FURTHERVIEW CT
YULEE, FL 32097

2023

37-3N-28-0745-0697-0000

BUILDING CHARACTERISTICS

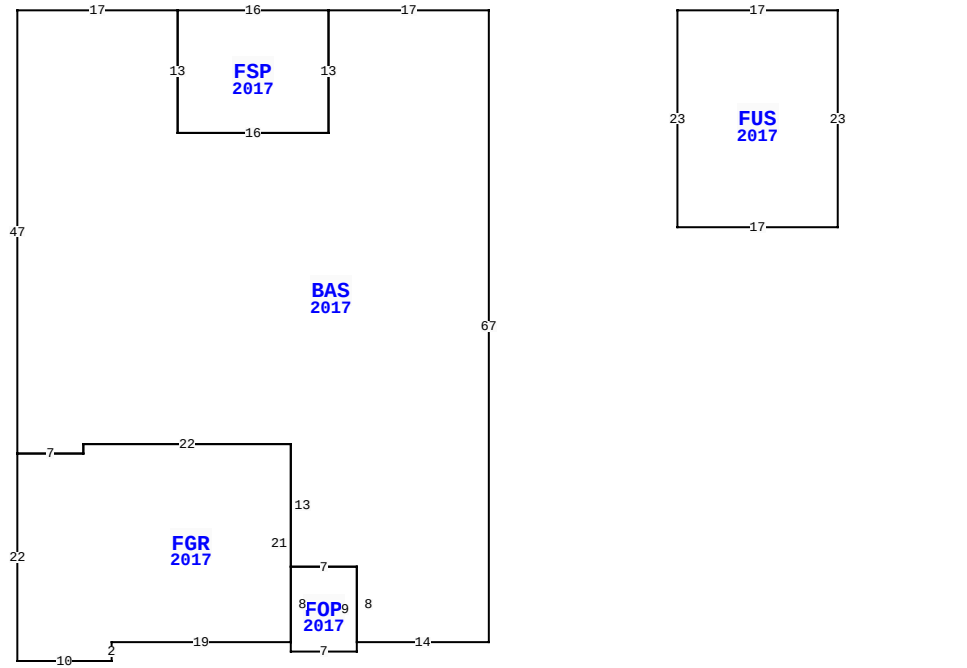
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	2,484	100	2,484	274,056
FGR	622	55	342	37,732
FOP	63	30	19	2,096
FSP	208	40	83	9,157
FUS	391	100	391	43,139
TOTALS	3,768		3,319	366,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,319	94.8060	112.58	373,653	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 2875 HX Base Yr 2018



85009 FURTHERVIEW CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,180
TOTAL MARKET OB/XF VALUE		4,454
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		425,634
SOH/AGL Deduction		199,274
ASSESSED VALUE		226,360
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,360
TOTAL JUST VALUE		425,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632742	CO ISSUED	0	01/19/2017
B1632742	NEW CONSTR	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2442/0906	2/28/2021	QC	U	I	11	100
GRANTOR: WARREN LYUDMYLA						
GRANTEE: WARREN DANIEL						
2098/0862	1/27/2017	WD	Q	I	01	300,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WARREN DANIEL & LYU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FSP=[YR=2017] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E19 FOP=[YR=2017] S1 E7 N9 W7 S8$ N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR= E20 FUS=[YR=2017] E17 S23 W17 N23$ W20$.

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	883.00	SF	5.20	5.20	100	2017	2017	3	97	4,454	

LAND DESCRIPTION

TOTAL OB/XF 4,454

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	000134	C	SFR POND	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