

LOT 698
HERON ISLES PHASE THREE B
PBK 8/138

METZGER GLENN KEITH & SHARON BRIGGS
85015 FURTHERVIEW CT
YULEE, FL 32097

2023

37-3N-28-0745-0698-0000



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	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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
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NEIGHBORHOOD/LOC	4038.00
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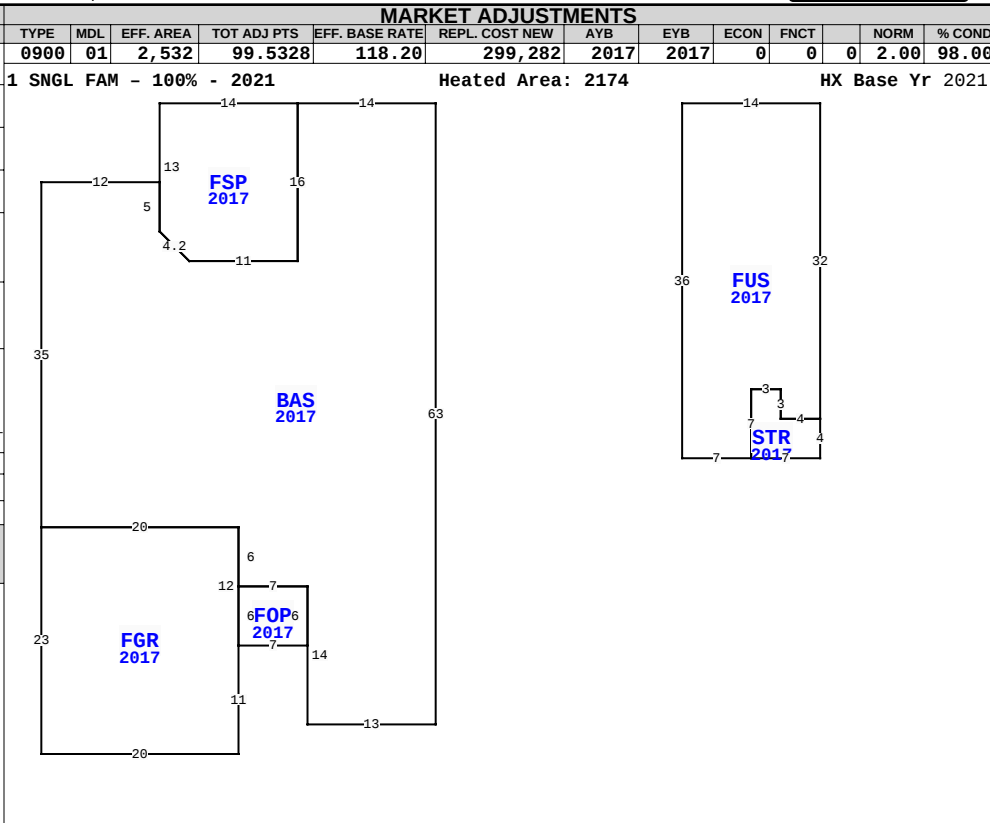
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1,707	197,732
FGR	460	55	253	29,307
FOP	42	30	13	1,506
FSP	220	40	88	10,194
FUS	467	100	467	54,095
STR	37	10	4	464

TOTALS	2,933		2,532	293,296
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	
2	0810	CONCRETE A	0 100	32	16	512.00	SF	6.50	6.50	100	2017	2017	3	97	3,228	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C



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

TOTAL OB/XF																3,587
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TOTAL OB/XF															3,587	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE	L VA			
		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00		55,000.00				

NASSAU COUNTY PROPERTY																PAGE 1 of 1	4
VALUATION SUMMARY																STANDARD	
VALUATION BY																Tax Group: 4	
BUILDING MARKET VALUE																293,296	
TOTAL MARKET OB/XF VALUE																3,587	
TOTAL LAND VALUE - MARKET																55,000	
TOTAL MARKET VALUE																351,883	
SOH/AGL Deduction																104,874	
ASSESSED VALUE																247,009	
TOTAL EXEMPTION VALUE																50,000	
BASE TAXABLE VALUE																197,009	
TOTAL JUST VALUE																351,883	
NCON VALUE																0	
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																279,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP161683	C0 ISSUED	0	01/25/2017
B1632740	NEW CONSTR	271,536	07/28/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2359/1388	4/27/2020	WD	Q	I	01	273,900	
GRANTOR: SWEZEY MATTHEW & BRID							
GRANTEE: METZGER GLENN KEITH							
2098/1090	1/27/2017	WD	Q	I	01	245,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: SWEZEY MATTHEW & BR							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2017] W14 FSP=[YR=2017] W14 S13 D3 R3 E11 N16\$ S16 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63 \$ PTR= E25 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W25\$.															