

LOT 718
HERON ISLES PHASE THREE C
PBK 8/177

BELL MITCHELL & ALIVIA
96006 SHALLOWTAIL LN
YULEE, FL 32097

2023

37-3N-28-0745-0718-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
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	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4038.0200

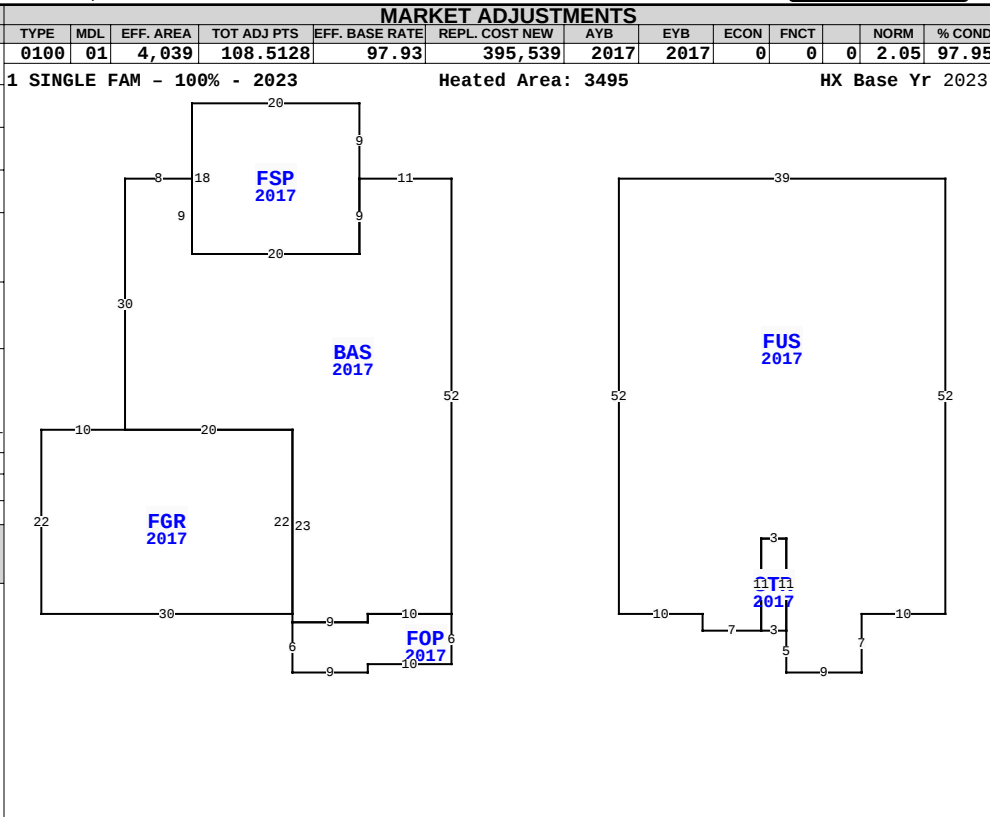
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	135,922
FGR	660	55	363	34,820
FOP	114	30	34	3,262
FSP	360	40	144	13,813
FUS	2,078	100	2,078	199,327
STR	33	10	3	288

TOTALS	4,662		4,039	387,430
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	8	7	56.00	SF	6.50
2	0812	CONCRETE C	0	100	0	0	1,132.00	SF	4.00
3	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 02/12/2018 BY KW



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2017	2017	3	97	353	
100	2017	2017	3	97	4,392	
100	2017	2017	3	94	5,053	
100	2017	2017	3	94	282	

TOTAL OB/XF									
10,080									

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	387,430		
TOTAL MARKET OB/XF VALUE	10,080		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	452,510		
SOH/AGL Deduction	0		
ASSESSED VALUE	452,510		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	402,510		
TOTAL JUST VALUE	452,510		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	378,163		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706224	CO ISSUED	0	01/05/2018
B1706224	SCRN ENCLOSRE	4,132	10/01/2017
B1705904	NEW CONSTR	438,618	07/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/1218	2/11/2022	WD	Q	I	01	475,000
GRANTOR: HINGLETON PHILLIP NAT						
GRANTEE: BELL MITCHELL & ALI						
2169/0942	12/29/2017	WD	Q	I	01	326,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HINGLETON PHILLIP N						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W11 FSP=[YR=2017] N9 W20 S18 E20 N9\$ S9 W20 N9 W8 S30 FGR=[YR=2017] W10 S22 E30 N22 W20\$ E20 S23 FOP=[YR=2017] S6 E9 N1 E10 N6 W10 S1 W9\$ E9 N1 E10 N52\$ PTR=E20 FUS=[YR=2017] E39 S52 W10 S7 W9 N5 STR=[YR=2017] W3 N11 E3 S11\$ N11 W3 S11 W7 N2 W10 N52\$ W20\$.									