

LOT 7
IN OR 2144/121
HERON ISLES PHASE #1 PB 7/40

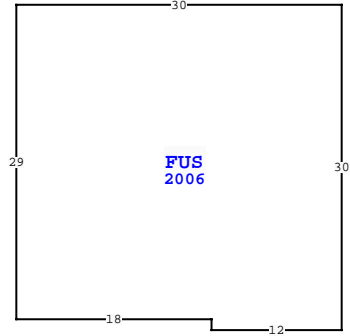
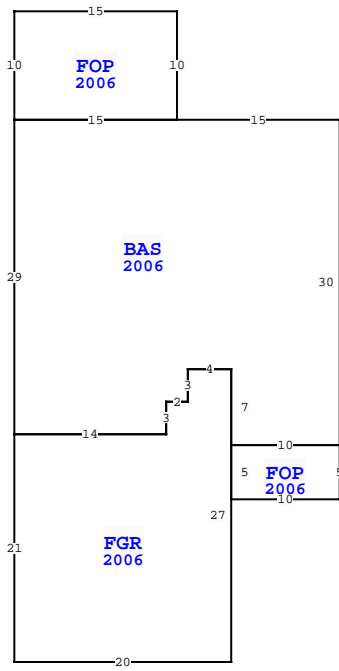
LOGGINS NICOLE LAURAN
96059 STARLIGHT LANE
YULEE, FL 32097

2024

37-3N-28-0740-0007-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
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	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	850	100	850
FGR	450	55	248
FOP	50	30	15
FOP	150	30	45
FUS	882	100	882
TOTALS	2,382		2,040
			214,731

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,040	120.6282	114.60	233,784	2006	2006	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2018											
					Heated Area: 1732			HX Base Yr 2018			



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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			214,731
TOTAL MARKET OB/XF VALUE			4,750
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			274,481
SOH/AGL Deduction			102,550
ASSESSED VALUE			171,931
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			121,931
TOTAL JUST VALUE			274,481
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11015	H/AC	0	02/01/2006
E15823	NEW CONSTR	1,500	09/01/2005
P10042	NEW CONSTR	0	09/01/2005
C15837	CO ISSUED	167,490	08/01/2005
R08082	REPAIR/RRF	1,500	08/01/2005
B15837	NEW CONSTR	167,490	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/0121	8/30/2017	WD Q	Q	I	01	174,500
GRANTOR: CAMPESE MATTHEW JACOB						
GRANTEE: LOGGINS NICOLE LAUR						
1411/0148	5/10/2006	WD Q	Q	I		175,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CAMPESE MATTHEW JAC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] N30 W15 FOP=[YR=2006] N10 W15 S10 E15\$W15 S29	
FGR=[YR=2006] S21 E20 N27 W4 S3 W2 S3 W14\$ E14 N3 E2 N3 E4	
S7 FOP=[YR=2006] S5 E10 N5 W10\$E10\$ PTR=N1E15 FUS=[YR=2006] N29 E30 S30 W12 N1 W18 \$ W15S15\$.	

EXTRA FEATURES																
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	16	48	768.00	SF	6.50	6.50	100	2006	2006	3	87	4,343	
2	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	87	407	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							