LOT 86
IN OR 2020/620
HERON ISLES PHASE 1 REPLAT

POPOVICI GEORGE R TRUST/POPOVICI GEORGE R TRUSTEE
96095 CORAL REEF
YULEE, FL 32097

2024

37-3N-28-0740-0086-0000

BUILDING CHARACTERISTICS

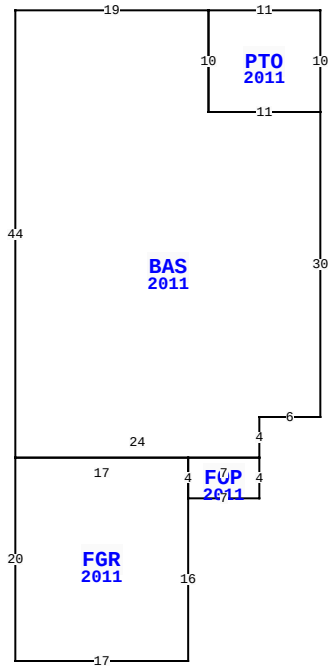
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	SUBAREA MARKET VALUE
BAS	1,186	100	1,186	138,863
FGR	340	55	187	21,895
FOP	28	30	8	936
PTO	110	5	6	702
TOTALS	1,664		1,387	162,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,387	130.4160	123.90	171,849	2011	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1186 HX Base Yr 2022



96095 CORAL REEF RD, YULEE

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		162,397
TOTAL MARKET OB/XF VALUE		3,047
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		220,444
SOH/AGL Deduction		23,056
ASSESSED VALUE		197,388
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,388
TOTAL JUST VALUE		220,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24579	CO ISSUED	0	05/19/2011
B24579	NEW CONSTR	130,541	04/01/2011
E23378	NEW CONSTR	0	04/01/2011
M16106	H/AC	0	04/01/2011
P14716	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/0620	12/22/2015	QC	U	I	11	100
GRANTOR: POPOVICI GEORGE R						
GRANTEE: GEORGE R POPOVICI T						
1990/0926	7/09/2015	WD	Q	I	01	127,500
GRANTOR: BENISCHECK FRANK J &						
GRANTEE: POPOVICI GEORGE R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W11 BAS=[YR=2011] W19 S44 FGR=[YR=2011] S20 E17 N16 FOP=[YR=2011] E7 N4 W7 S4 $ N4 W17 $ E24 N4 E6 N30 W11 N10 $ S10 E11 N10 $.

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	637.00	SF	5.20	5.20	100	2011	2011	3	92	3,047	

LAND DESCRIPTION

TOTAL OB/XF 3,047

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS