

LOT 90
HERON ISLES PHASE 1 REPLAT
PB 7/152

EDGY RACHEL C/TOTZKE HUNTER R
96065 CORAL REEF RD
YULEE, FL 32097

2024

37-3N-28-0740-0090-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall		05	AVERAGE 90							0100	01	1,434	126.0688	119.77	171,750	2006	2006	0	0	0	8.05	91.95	VALUATION BY		STANDARD												
Exterior Wall		21	STONE 10							1 SINGLE FAM - 100% - 2021														Heated Area: 1213													
Roof Structure		03	GABLE/HIP 100																					HX Base Yr 2021													
Roof Cover		03	COMP SHNGL 100																																		
Interior Wall		05	DRYWALL 100																																		
Interior Floor		14	CARPET 70																																		
Interior Floor		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	1,213	100	1,213	133,586																																	
FGR	399	55	219	24,118																																	
FOP	8	30	2	221																																	
TOTALS		1,620	1,434	157,924																																	
EXTRA FEATURES		96065 CORAL REEF RD, YULEE																																			
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	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	87	566																					
2	0810	CONCRETE A	0	100	45	15	675.00	SF	6.50	6.50	100	2006	2006	3	87	3,817																					
3	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	2006	2006	3	87	645																					
4	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2010	2010	3	78	1,248																					
LAND DESCRIPTION		TOTAL OB/XF 6,276																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	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																																					