

LOT 93
HERON ISLES PHASE 1 REPLAT
PB 7/152

KACICZ KEVIN SCOTT
96023 CORAL REEF ROAD
YULEE, FL 32097

2024

37-3N-28-0740-0093-0000

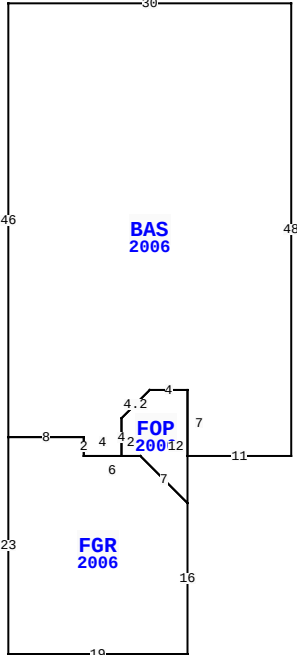


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	1,380	100	1,380	149,046
FGR	403	55	222	23,977
FOP	57	30	17	1,836
TOTALS	1,840		1,619	174,859

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	123.6444	117.46	190,168	2006	2006	0	0	0	8.05	91.95
1 SINGLE FAM - 100% - 2023 Heated Area: 1380 HX Base Yr 2023												
												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		174,859	
TOTAL MARKET OB/XF VALUE		4,750	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		234,609	
SOH/AGL Deduction		975	
ASSESSED VALUE		233,634	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		183,634	
TOTAL JUST VALUE		234,609	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,829	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17051	NEW CONSTR	2,000	04/01/2006
M11318	H/AC	0	04/01/2006
C17258	CO ISSUED	106,350	02/01/2006
R08989	REPAIR/RRF	3,000	02/01/2006
B17258	NEW CONSTR	106,350	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/1589	7/12/2019	WD	Q	I	02	175,500
GRANTOR: HOVERSTEN ANDREW & ER						
GRANTEE: KACICZ KEVIN SCOTT						
1520/1015	8/21/2007	WD	U	I	06	95,300
GRANTOR: DIMARCO MATTHEW &						
GRANTEE: HOVERSTEN ANDREW &						

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
1	0810	CONCRETE A	0 100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	87
2	0810	CONCRETE A	0 100	40	15	600.00	SF	6.50	6.50	100	2006	2006	3	87
3	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	6.50	100	2006	2006	3	87

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

96023 CORAL REEF RD, YULEE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] N48 W30 S46 FGR=[YR=2006] S23 E19 N16 U5 L5 W6 N2 W8\$E8 S2 E4 FOP=[YR=2006] E2 D5 R5 N12 W4 D3 L3 S4\$ N4 R3 U3 E4 S7 E11 \$.									

LAND DESCRIPTION										TOTAL OB/XF 4,750									
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
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		