LOT 96
HERON ISLES PHASE 1 REPLAT
PB 7/152

AH4R PROPERTIES TWO LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2024

37-3N-28-0740-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

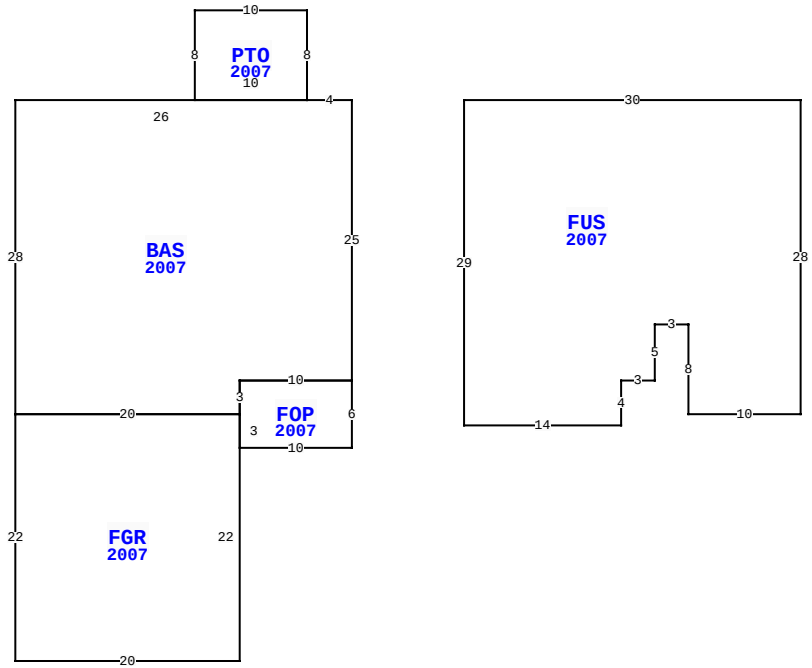
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	810	87,857
FGR	440	55	242	26,249
FOP	60	30	18	1,953
FUS	821	100	821	89,050
PTO	80	5	4	434
TOTALS	2,211		1,895	205,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,895	123.4310	117.26	222,208	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1631 HX Base Yr



96005 CORAL REEF RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	205,542
TOTAL MARKET OB/XF VALUE	3,649
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	264,191
SOH/AGL Deduction	33,238
ASSESSED VALUE	230,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,953
TOTAL JUST VALUE	264,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12750	H/AC	0	03/01/2007
C19459	CO ISSUED	0	02/01/2007
E18800	NEW CONSTR	2,000	02/01/2007
R10087	REPAIR/RRF	5,000	02/01/2007
B19459	NEW CONSTR	145,002	02/01/2007
P12134	NEW CONSTR	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2257/1025	2/25/2019	WD	Q	I	01	197,000
GRANTOR: BURNETT DAVID T & ANG						
GRANTEE: AH4R PROPERTIES TWO						
1511/1373	7/11/2007	WD	Q	I		185,000
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: BURNETT DAVID T & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 PTO=[YR=2007] N8W10S8E10$ W26S28
FGR=[YR=2007] S22 E20 N22 W20 $E20 FOP=[YR=2007]
S3E10N6W10S3$ N3 E10N25$ PTR=E10 FUS=[YR=2007] S29 E14 N4 E3
N5 E3 S8 E10 N28 W30 $ W10$.

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	0810	CONCRETE A	0	0	35	16	560.00	SF	6.50	6.50	100	2007	2007	3	88	3,203	
2	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2007	2007	3	88	446	

LAND DESCRIPTION

TOTAL OB/XF 3,649

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

REVIEW DATE 09/30/2019 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS