

LOT 97  
IN OR 1974/178  
HERON ISLES PHASE 1 REPLAT

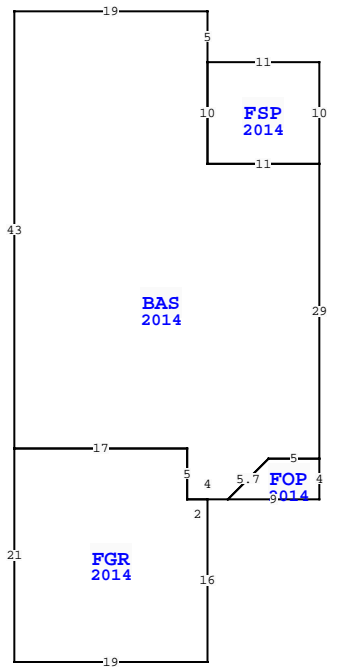
BAXTER MELISSA P  
96003 CORAL REEF RD  
YULEE, FL 32097

**2024**

37-3N-28-0740-0097-0000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	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
BAS	1,162	100	1,162
FGR	389	55	214
FOP	28	30	8
FSP	110	40	44
TOTALS	1,689		1,428

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,428	134.8776	128.13	182,970	2014	2014	0	0	4.00	96.00
1 SINGLE FAM - 100% - 2018										Heated Area: 1162	HX Base Yr 2018



VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		175,651	
TOTAL MARKET OB/XF VALUE		7,373	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		238,024	
SOH/AGL Deduction		89,111	
ASSESSED VALUE		148,913	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		98,913	
TOTAL JUST VALUE		238,024	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,188	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327802	CO ISSUED	0	02/03/2014
B1327802	NEW CONSTR	146,743	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0178	3/27/2015	WD Q	Q	I	02	137,000
GRANTOR: GRUBNER JOHN & GEORGI						
GRANTEE: BAXTER MELISSA P &						
1964/1854	2/23/2015	FJ U	I	11		0
GRANTOR: GRUBNER JAMES S EST						
GRANTEE: GRUBNER JOHN & GEOR						

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	0	707.00	SF	6.50	6.50	100	2014	2014	3	95	4,366	
2	0476	VF 6 SBPL	0	100	0	108.00	LF	32.00	32.00	100	2014	2014	3	87	3,007	

TOTAL OB/XF										7,373							
96003 CORAL REEF RD, YULEE										BLD DATE		LGL DATE		LAND DATE		AG DATE	
										XF DATE							
										INC DATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2014] W11 BAS=[YR=2014] N5 W19 S43 FGR=[YR=2014] S21 E19 N16 W2 N5 W17 \$ E17 S5 E4 FOP=[YR=2014] E9 N4 W5 D4 L4 \$ R4 U4 E5 N29 W11 N10 \$ S10 E11 N10 \$.									

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							