

LOT 99  
IN OR 2106/1367  
HERON ISLES PHASE 1 REPLAT

BROWN-WALLACE MARY L  
96002 CORAL REEF ROAD  
YULEE, FL 32097

2024

37-3N-28-0740-0099-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 90     |
| Exterior Wall            | 20 | FACE BRICK 10  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| 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       | 1,495            | 100         | 1,495        | 154,842              |
| FGR       | 437              | 55          | 240          | 24,858               |
| FOP       | 29               | 30          | 9            | 933                  |
| USP       | 150              | 30          | 45           | 4,661                |
| TOTALS    | 2,111            |             | 1,789        | 185,292              |

| EXTRA FEATURES |            |             |         |    |    |          |    |       |       |
|----------------|------------|-------------|---------|----|----|----------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R | NOTES |
| 1              | 0810       | CONCRETE A  | 0 100   | 10 | 15 | 150.00   | SF | 6.50  |       |
| 2              | 0810       | CONCRETE A  | 0 100   | 74 | 15 | 1,110.00 | SF | 6.50  |       |
| 3              | 0810       | CONCRETE A  | 0 100   | 24 | 3  | 72.00    | SF | 6.50  |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |  |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0100                                                         | 01  | 1,789     | 119.1300    | 113.17         | 202,461        | 2006 | 2006 | 0    | 0    | 8.48 | 91.52  |  |
| 1 SINGLE FAM - 100% - 2018 Heated Area: 1495 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |      |        |  |
|                                                              |     |           |             |                |                |      |      |      |      |      |        |  |
| 96002 CORAL REEF RD, YULEE                                   |     |           |             |                |                |      |      |      |      |      |        |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 7,532       |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 185,292   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 7,532     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 55,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 247,824   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 119,202   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 128,622   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 105,000   |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 23,622    |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 247,824   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 239,663   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 19006960   | SCRN ENCL   | 3,382   | 06/28/2019 |
| E16936     | NEW CONSTR  | 2,000   | 03/01/2006 |
| M11218     | H/AC        | 0       | 03/01/2006 |
| C17127     | CO ISSUED   | 116,223 | 02/01/2006 |
| R08919     | REPAIR/RRF  | 5,000   | 02/01/2006 |
| B17127     | NEW CONSTR  | 116,223 | 02/01/2006 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2106/1367                      | 2/27/2017 | WD           | Q      | I      | 02        | 154,900       |  |
| GRANTOR: BEASLEY THOMAS M & AL |           |              |        |        |           |               |  |
| GRANTEE: BROWN-WALLACE MARY    |           |              |        |        |           |               |  |
| 1674/1259                      | 4/23/2010 | WD           | U      | I      | 12        | 108,000       |  |
| GRANTOR: RUIZ ISMAEL           |           |              |        |        |           |               |  |
| GRANTEE: BEASLEY THOMAS M &    |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FGR=[YR=2006] N23BAS=[YR=2006] N47 USP=[YR=2019] N10 W15 S10 E15\$ W15 N4 W15 S54 E6 FOP=[YR=2006] S4 E5 N3 R2 U2 U2 L2 L3 D3 W2\$E2 U3 R3 R2 D2 R2 U2 E5 N2 E4 S2 E6\$W6 N2 W4 S2 W5 D4 L4 S19 E19\$. |  |  |  |  |  |  |  |  |  |