

LOT 104
HERON ISLES PHASE 1 REPLAT
PB 7/152

FKH SFR N LP
1850 PARKWAY PLACE
MARIETTA, GA 32205

2024

37-3N-28-0740-0104-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 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	1,465	100	1,465	153,714
FGR	380	55	209	21,929
FOP	33	30	10	1,049

TOTALS	1,878		1,684	176,692
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	10	15	150.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	38	15	570.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,684	120.1200	114.11	192,161	2006	2006	0	0	0	8.05	91.95	

1 SINGLE FAM - 0% - 2024

Heated Area: 1465

HX Base Yr

96020 CORAL REEF RD, YULEE				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
150.00	SF	6.50	6.50	100	2006	2006	3	87	848	
570.00	SF	6.50	6.50	100	2006	2006	3	87	3,223	
69.00	SF	6.50	6.50	100	2006	2006	3	87	390	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					176,692				
TOTAL MARKET OB/XF VALUE					4,461				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					236,153				
SOH/AGL Deduction					0				
ASSESSED VALUE					236,153				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					236,153				
TOTAL JUST VALUE					236,153				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					228,292				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16974	ELEC OTHER	2,000	03/01/2006
M11295	MECH OTHER	0	03/01/2006
C17126	C0 ISSUED	111,972	02/01/2006
R08918	REPAIR/RRF	3,000	02/01/2006
B17126	NEW CONSTR	111,972	02/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2647/1280	6/13/2023	SW	U	I	11		100
GRANTOR: FKH SFR L LP							
GRANTEE: FKH SFR N LP							
2588/0184	8/31/2022	WD	Q	I	01		319,000
GRANTOR: FREDERICKS JUSTIN BLA							
GRANTEE: FKH SFR L LP							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2006] N20 BAS=[YR=2006] N47 W15 N2 W15 S52 E5 FOP=[YR=2006] S4 E6 N3 U2 R2 U2 L2 L3 D3 W3E3 U3 R3 R2 D2 R2 U2 E5 N2 E4 S2 E6\$W6 N2 W4 S2 W5 D4 L4 S16 E19\$.									