LOT 105
HERON ISLES PHASE 1 REPLAT
PB 7/152

VARNADORE ROBERT ANTHONY
96028 CORAL REEF RD
YULEE, FL 32097

2024

37-3N-28-0740-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

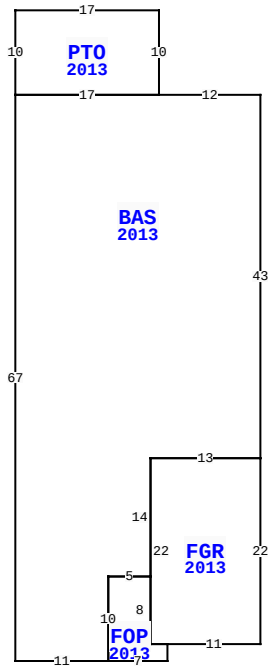
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,581	100	1,581	181,916
FGR	286	55	157	18,065
FOP	54	30	16	1,841
PTO	170	5	8	921
TOTALS	2,091		1,762	202,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	127.4900	121.12	213,413	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1581 HX Base Yr 2021



96028 CORAL REEF RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,742
TOTAL MARKET OB/XF VALUE		1,897
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		259,639
SOH/AGL Deduction		72,707
ASSESSED VALUE		186,932
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,932
TOTAL JUST VALUE		259,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327031	CO ISSUED	0	08/29/2013
P1316485	NEW CONSTR	0	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/0790	6/29/2020	WD	Q	I	01	223,000
GRANTOR: LAY JASMINE E & GARRE						
GRANTEE: VARNADORE ROBERT AN						
2068/0169	8/25/2016	WD	Q	I	01	160,000
GRANTOR: BARKER BLAKE A & HEAT						
GRANTEE: LAY JASMINE E & GAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 PTO=[YR=2013] N10 W17 S10 E17 $ W17 S67 E11 FOP=[YR=2013] E7 N2 FGR=[YR=2013] E11 N22 W13 S22 E2 $ W2 N8 W5 S10 $ N10 E5 N14 E13 N43 $.

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	0811	CONCRETE B	0	100	0	0	388.00	SF	5.20	5.20	100	2013	2013	3	94	1,897	

LAND DESCRIPTION

TOTAL OB/XF 1,897

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS