LOT 115
IN OR 2015/1213
HERON ISLES PHASE 1 REPLAT

MYERS & MYERS MANAGEMENT LLC
2020 VIBURNUM DRIVE
FLOWER MOUND, TX 75028

2024

37-3N-28-0740-0115-0000

BUILDING CHARACTERISTICS

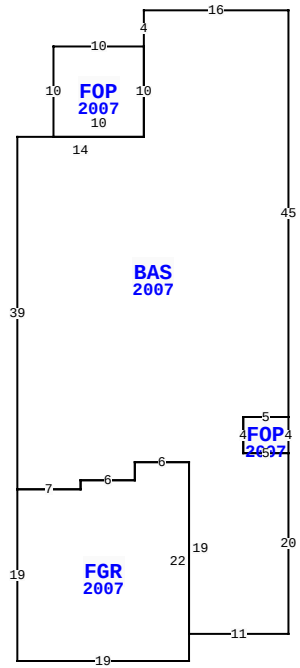
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,526	100	1,526	160,775
FGR	385	55	212	22,336
FOP	20	30	6	632
FOP	100	30	30	3,161
TOTALS	2,031		1,774	186,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	119.9000	113.90	202,059	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1526 HX Base Yr



96092 CORAL REEF RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	186,905
TOTAL MARKET OB/XF VALUE	4,959
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	246,864
SOH/AGL Deduction	31,064
ASSESSED VALUE	215,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,800
TOTAL JUST VALUE	246,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12444	H/AC	0	02/01/2007
C19300	CO ISSUED	0	01/01/2007
E18668	NEW CONSTR	2,000	01/01/2007
R10010	REPAIR/RRF	5,000	01/01/2007
B19300	NEW CONSTR	134,000	01/01/2007
P12019	NEW CONSTR	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/1213	11/20/2015	SW	U	I	12	106,500
GRANTOR: WG2 MORTGAGE TRUST V1						
GRANTEE: MYERS & MYERS MANAG						
2001/1892	9/09/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATL ASSOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 S4 FOP=[YR=2007] W10S10 E10N10$ S10W14S39
FGR=[YR=2007] S19 E19N22 W6S2W6S1W7$ E7N1E6N2E6 S19 E11N20
FOP=[YR=2007] N4W5S4E5$ W5N4E5N45$.

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	49	3	147.00	SF	6.50	6.50	100	2007	2007	3	88	841	
2	0810	CONCRETE A	0	0	45	16	720.00	SF	6.50	6.50	100	2007	2007	3	88	4,118	

LAND DESCRIPTION

TOTAL OB/XF 4,959

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 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