

LOT 146
IN OR 2252/1528
HERON ISLES PHASE #1 PB 7/40

AH4R PROPERTIES TWO LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALASBASAS, CA 91302

2024

37-3N-28-0740-0146-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	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		

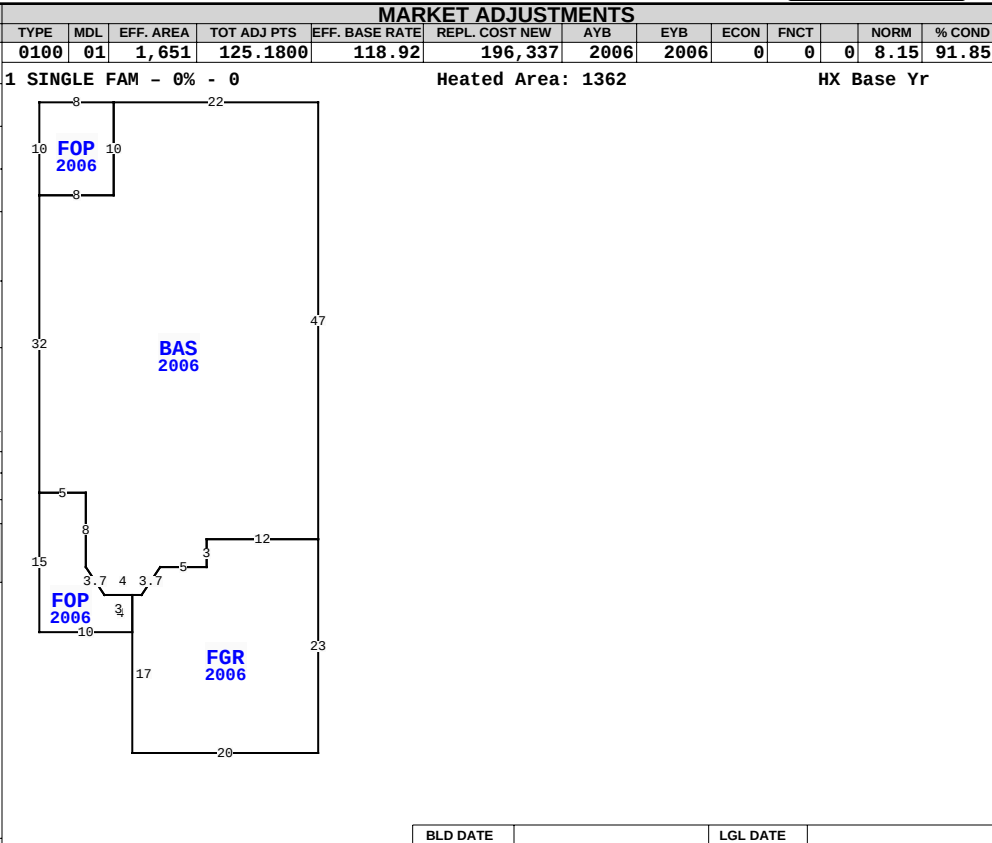
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	1,362	148,769
FGR	430	55	236	25,778
FOP	80	30	24	2,621
FOP	98	30	29	3,168
TOTALS	1,970		1,651	180,336

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	0	42	16	672.00	SF	6.50	6.50	100	2006	2006	3	87	3,800	
3	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	87	441	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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96282 CORAL REEF RD, YULEE

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,651	125.1800	118.92	196,337	2006	2006	0	0	8.15	91.85

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
Tax Group: 4	STANDARD
Tax Dist:	
BUILDING MARKET VALUE	180,336
TOTAL MARKET OB/XF VALUE	7,391
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	242,727
SOH/AGL Deduction	31,856
ASSESSED VALUE	210,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,871
TOTAL JUST VALUE	242,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17600	ELEC OTHER	1,900	07/01/2006
M0611707	H/AC	0	06/01/2006
P0611195	OTHER	0	06/01/2006
C17707	CO ISSUED	179,490	05/01/2006
R09268	REPAIR/RRF	1,500	05/01/2006
B17707	NEW CONSTR	179,490	05/01/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
2252/1528	1/28/2019	WD Q	I 01
GRANTOR: STUCKEY AMBER L			
GRANTEE: AH4R PROPERTIES TWO			
1978/1761	4/30/2015	SW U	I 12
GRANTOR: BRANCH BANKING & TRUS			
GRANTEE: STUCKEY AMBER L			

BUILDING NOTES			

BUILDING DIMENSIONS			
FGR=[YR=2006]	N23	BAS=[YR=2006]	N47
W22	FOP=[YR=2006]	W8	S10
E8	N10	S10	W8
S32	FOP=[YR=2006]	S15	E10
N4	W3	U3	L2
N8	W5	E5	S8
R2	D3	E4	U3
R2	E5	N3	E12
W12	S3	W5	D3
L2	W1	S17	E20
S8			

OTHER ADJUSTMENTS AND NOTES		

Common: 55,000	PRINTED 08/06/2024 BY SYS
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