LOT 147
HERON ISLES PHASE #1 PB 7/40

PRESNELL MICHAEL & ZAIRA
96290 CORAL REEF ROAD
YULEE, FL 32097

2024

37-3N-28-0740-0147-0000

BUILDING CHARACTERISTICS

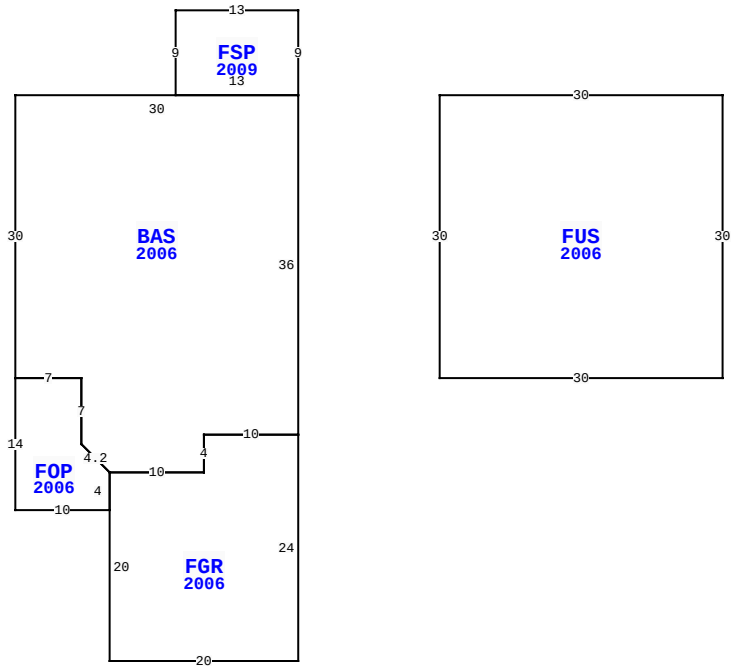
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,086	100	1,086	121,564
FGR	440	55	242	27,089
FOP	115	30	34	3,806
FSP	117	40	47	5,261
FUS	900	100	900	100,744
TOTALS	2,658		2,309	258,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,309	128.2820	121.87	281,398	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 1986 HX Base Yr



96290 CORAL REEF RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	258,464
TOTAL MARKET OB/XF VALUE	11,836
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	325,300
SOH/AGL Deduction	2,934
ASSESSED VALUE	322,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,366
TOTAL JUST VALUE	325,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2109546	ROOF	10,000	07/21/2021
E17734	ELEC OTHER	1,900	07/01/2006
M0611706	H/AC	0	06/01/2006
P0611191	OTHER	0	06/01/2006
C17770	CO ISSUED	220,315	05/01/2006
R09310	REPAIR/RRF	1,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0099	8/31/2021	WD	Q	I	01	303,000
GRANTOR: LUSTER ROY B & GLORIA						
GRANTEE: PRESNELL MICHAEL &						
1459/1709	11/17/2006	WD	Q	I		232,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LUSTER ROY B & GLOR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N24 BAS=[YR=2006] N36 FSP=[YR=2009] N9 W13 S9 E13$W30 S30 FOP=[YR=2006] S14 E10 N4 L3 U3 N7 W7$E7S7 R3 D3 E10 N4 E10$W10 S4 W10 S20 E20$ PTR=E15N30 FUS=[YR=2006] N30 E30 S30 W30$ W15 S30$.

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	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	41	16	656.00	SF	6.50	6.50	100	2006	2006	3	87	3,710	
3	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2006	2006	3	87	458	
4	0855	CONC PAVER	0	0	0	0	502.00	SF	10.00	10.00	100	2009	2009	3	90	4,518	

LAND DESCRIPTION

TOTAL OB/XF 11,836

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