

**GUEVARA MARIA P R & MARTIN R**  
96001 GRAY HERON COURT  
YULEE, FL 32097

**37-3N-28-0740-0149-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70  
16 WD FR STUC 30  
03 GABLE/HIP 100  
03 COMP SHNGL 100  
05 DRYWALL 100  
14 CARPET 70  
08 SHT VINYL 30  
03 CENTRAL 100  
04 AIR DUCTED 100  
4 100  
3 100  
02 WOOD FRAME 100  
1.5 1.5 100  
0 100  
00 NONE 100  
  
05 Quality Level 05  
0100 SINGLE FAMILY  
MAP NUMMKT AREA04  
NEIGHBORHOOD/LOC4038.00  

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,100            | 100         | 1,100        | 114,334              |
| FGR       | 440              | 55          | 242          | 25,153               |
| FOP       | 67               | 30          | 20           | 2,079                |
| FOP       | 108              | 30          | 32           | 3,326                |
| FUS       | 900              | 100         | 900          | 93,546               |

  
TOTALS2,6152,294238,438

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100012,294118.4722112.55258,19020072007007.6592.35

1 SINGLE FAM - 100% - 2008Heated Area: 2000HX Base Yr 2008

The diagram illustrates the layout of the property with various building footprints. The main footprint is labeled 'BAS 2007'. To its right is a rectangular area labeled 'FUS 2007'. Below the main footprint are two smaller areas labeled 'FGR 2007' and 'FOP 2007'. Dimensions are provided for several segments: 12, 18, 30, 36, 10, 4, 13, 10, 11, 7, 20, 24, 10, 6, 30.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

238,4385,18355,000298,621146,297152,32450,000102,324298,6210287,979

PERMIT NUMDESCRIPTIONAMTISSUED

M2005574H/AC3,42907/01/2020

E18691NEW CONSTR1,90001/01/2007

M12407H/AC001/01/2007

P11965NEW CONSTR001/01/2007

C19236CO ISSUED012/01/2006

B19236NEW CONSTR222,79012/01/2006

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

1494/06494/23/2007WDQI19230,000

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: GUEVARA MARIA P R &

1402/00124/06/2006WDUV19522,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] N9 W12S9 E12\$ W12S36  
FGR=[YR=2007] S24 E20N20 W10N4W10\$ E10S4E13 FOP=[YR=2007] S1  
E7N11W6S10W1\$E1N10E6N30\$ PTR= E10 FUS=[YR=2007] S30 E30 N30  
W30\$ W10\$.

LAND DESCRIPTION

TOTAL OB/XF5,183

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR1000006PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS