

LOT 245
HERON ISLES PHASE 1 REPLAT
PB 7/152

KNIGHT BRANDIE K
96512 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0245-0000



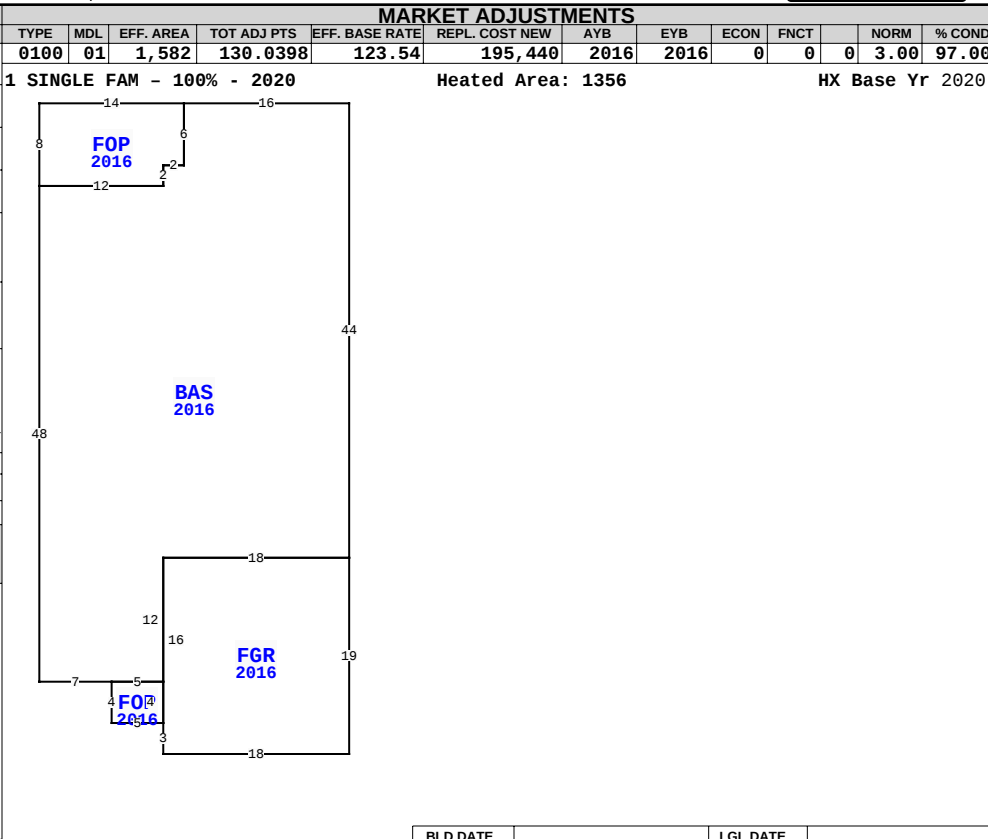
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,356	100	1,356	162,494
FGR	342	55	188	22,529
FOP	20	30	6	719
FOP	108	30	32	3,834
TOTALS	1,826		1,582	189,577

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2016
2	0811	CONCRETE B	0 100	0	0	631.00	SF	5.20	5.20	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF 3,300											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,582	130.0398	123.54	195,440	2016	2016	0	0	3.00	97.00

NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,577
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		247,877
SOH/AGL Deduction		77,637
ASSESSED VALUE		170,240
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,240
TOTAL JUST VALUE		247,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531086	CO ISSUED	0	02/19/2016
B1531086	NEW CONSTR	190,280	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/0235	11/08/2019	WD	Q	I	02	193,000
GRANTOR: BEAL DONALD A & BREND						
GRANTEE: KNIGHT BRANDIE K						
2049/1647	5/27/2016	WD	Q	I	01	158,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: BEAL DONALD ARTHUR						

BUILDING NOTES

BUILDING DIMENSIONS											
BAS=[YR=2016] W16 FOP=[YR=2016] W14 S8 E12 N2 E2 N6\$ S6 W2 S2 W12 S48 E7 FOP=[YR=2016] S4 E5 FGR=[YR=2016] S3 E18 N19 W18 S16\$ N4 W5\$ E5 N12 E18 N44\$.											