

LOT 246
IN OR 2040/459
HERON ISLES PHASE 1 REPLAT

MULLIS ROSS RHODENE & KALIN
96516 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0246-0000



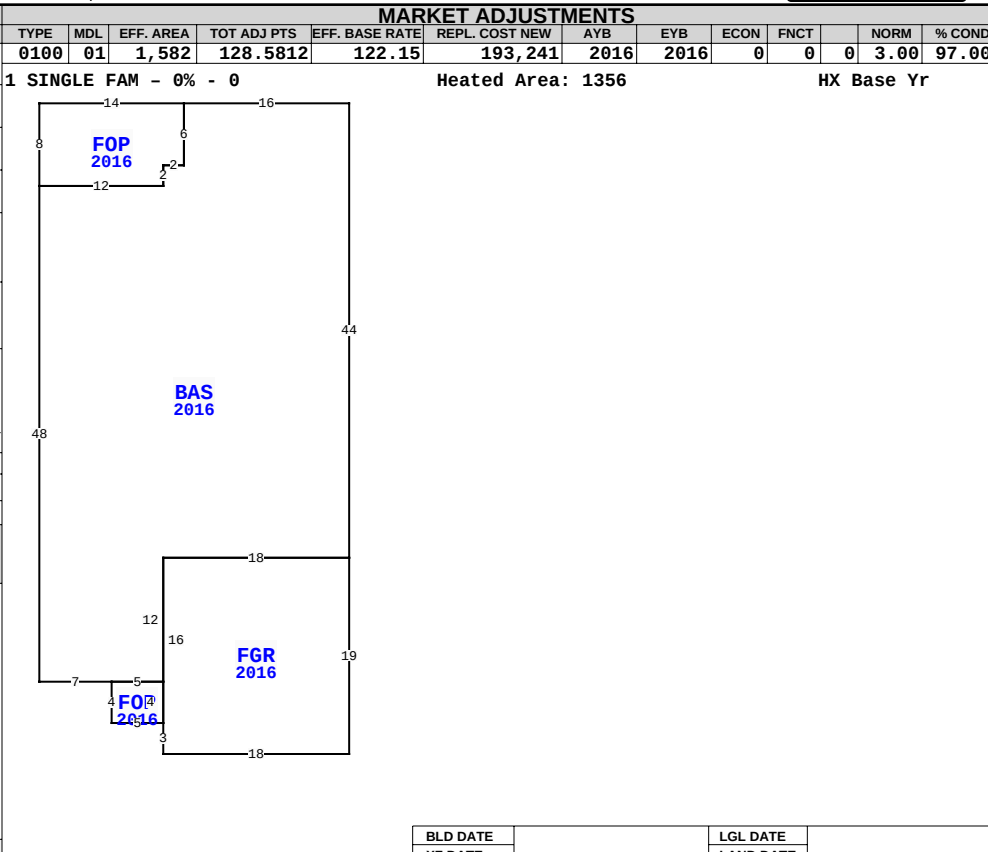
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	160,666
FGR	342	55	188	22,275
FOP	20	30	6	711
FOP	108	30	32	3,792
TOTALS	1,826		1,582	187,444

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50
2	0811	CONCRETE B	0	0	0	0	612.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00



TOTAL OB/XF									
3,167									

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3,167									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					187,444				
TOTAL MARKET OB/XF VALUE					3,167				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					245,611				
SOH/AGL Deduction					30,299				
ASSESSED VALUE					215,312				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					215,312				
TOTAL JUST VALUE					245,611				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					237,186				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531221	CO ISSUED	0	04/14/2016
B1531221	NEW CONSTR	171,068	10/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2040/0459	4/13/2016	WD	Q	I	01	154,800	
GRANTOR: SOUTHERN LIFESTYLE HO							
GRANTEE: MULLIS ROSS RHODENE							
1976/0262	4/23/2015	SW	U	V	30	57,000	
GRANTOR: BWC LAND LLC							
GRANTEE: SOUTHERN LIFESTYLE							

BUILDING NOTES									
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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\$.									