LOT 255
HERON ISLES PHASE #1 PB 7/40

CORONA OMAR
96014 MORTON LANE
YULEE, FL 32097

2024

37-3N-28-0740-0255-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

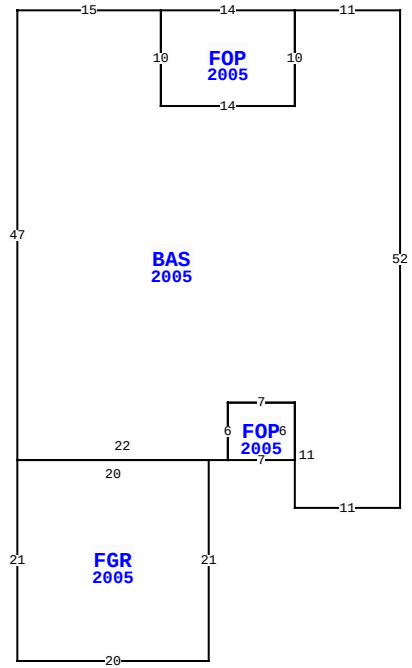
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	1,753	179,515
FGR	420	55	231	23,655
FOP	42	30	13	1,332
FOP	140	30	42	4,301
TOTALS	2,355		2,039	208,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	117.9332	112.04	228,450	2005	2005	0	0	0	8.60	91.40

1 SINGLE FAM – 0% - 2023 Heated Area: 1753 HX Base Yr



96014 MORTON LN, 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	208,803
TOTAL MARKET OB/XF VALUE	6,905
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	270,708
SOH/AGL Deduction	0
ASSESSED VALUE	270,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,708
TOTAL JUST VALUE	270,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15287	ELEC OTHER	2,000	07/01/2005
M09964	MECH OTHER	0	07/01/2005
P0509437	OTHER	0	05/01/2005
R046988	REPAIR/RRF	5,000	12/01/2004
B0414226	NEW CONSTR	132,259	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2702/1068	3/22/2024	WD	Q	I	01	328,500
GRANTOR: BHKN IV LLC						
GRANTEE: CORONA OMAR						
2597/0493	10/06/2022	SW	U	I	11	100
GRANTOR: JAXSAT GROUP LLC						
GRANTEE: BHKN IV LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2005] W14 S10 E14 N10$ S10 W14 N10 W15 S47 FGR=[YR=2005] S21 E20 N21 W20$ E22 FOP=[YR=2005] E7 N6 W7 S6$ N6 E7 S11 E11 N52$.

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	2005	2005	3	89	3,115	
2	0810	CONCRETE A	0	0	0	0	678.00	SF	6.50	6.50	100	2005	2005	3	86	3,790	

LAND DESCRIPTION

TOTAL OB/XF 6,905

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