

LOT 301
IN OR 1965/1796
HERON ISLES #2 PB 7/218

LEGER CHRISTOPHER & CHRISTINE M
65 ONEIDA ST
SAINT AUGUSTINE, FL 32084

2024

37-3N-28-0740-0301-0000



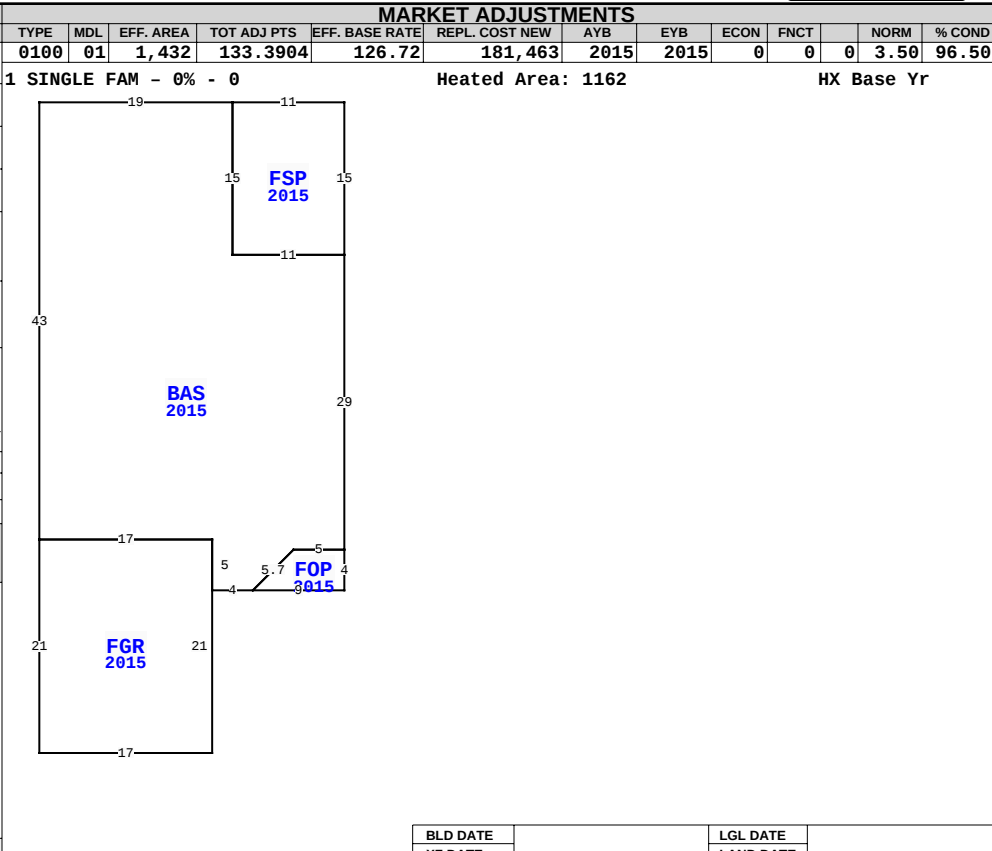
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,162	100	1,162	142,095
FGR	357	55	196	23,968
FOP	28	30	8	979
FSP	165	40	66	8,071
TOTALS	1,712		1,432	175,112

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	0	0	486.00	SF	6.50	6.50	100	2015

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	0		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
3,001											

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3,001											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	175,112		
TOTAL MARKET OB/XF VALUE	3,001		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	233,113		
SOH/AGL Deduction	28,655		
ASSESSED VALUE	204,458		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	204,458		
TOTAL JUST VALUE	233,113		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	225,245		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429396	CO ISSUED	0	02/19/2015
B1429396	NEW CONSTR	146,668	10/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1965/1796	2/27/2015	WD	Q	I	01	124,000	
GRANTOR: SEAWARD HOMES INC							
GRANTEE: LEGER CHRISTOPHER &							
1935/1486	8/29/2014	WD	U	V	37	16,500	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: SEAWARD HOMES INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2015] W11 BAS=[YR=2015] W19 S43 FGR=[YR=2015] S21 E17 N21 W17 \$ E17 S5 E4 FOP=[YR=2015] E9 N4 W5 D4 L4 \$ R4 U4 E5 N29 W11 N15 \$ S15 E11 N15 \$.											