

LOT 666
IN OR 2015/1656
HERON ISLES PHASE THREE A

BENSON SANDRA L/RAUSE DONNA L
83017 DOWITCHER PL
YULEE, FL 32097

2024

37-3N-28-0742-0666-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	10	ABOVE AVG 90	0100	01	2,203	129.6834	123.20	271,410	2015	2015	0	0	0	3.55	96.45	VALUATION BY STANDARD												
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2016													Heated Area: 1736 HX Base Yr 2016												
Roof Structure	03	GABLE/HIP 100															Tax Group: 4 Tax Dist:											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 261,775											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 54,329											
Interior Floor	11	CLAY TILE 80															TOTAL LAND VALUE - MARKET 55,000											
Interior Floor	14	CARPET 20															TOTAL MARKET VALUE 371,104											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 151,749											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 219,355											
Bedrooms	3	100															TOTAL EXEMPTION VALUE HX HB 50,000											
Bathrooms	2	100															BASE TAXABLE VALUE 169,355											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 371,104											
Stories	1.	1. 100	NCON VALUE 0																									
Units	0	100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 380,455																									
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	1,736	100	1,736	206,282																								
FGR	690	55	380	45,154																								
FOP	49	30	15	1,782																								
FOP	240	30	72	8,555																								
TOTALS			2,715	2,203	261,775																							
EXTRA FEATURES					83017 DOWITCHER PL, YULEE																							
L N	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	0810	CONCRETE A	0 100	20 3	60.00	SF	6.50	6.50	100	2015	2015	3	95	371														
2	0811	CONCRETE B	0 100	0 0	1,034.00	SF	5.20	5.20	100	2015	2015	3	95	5,108														
3	0861	POOL GUNIT	0 100	30 15	450.00	SF	85.00	85.00	100	2015	2015	3	78	29,835														
4	0911	SCRN RM A	0 100	0 0	1,006.00	SF	17.50	17.50	100	2015	2015	3	70	12,324														
5	0845	KOOL DECK	0 100	0 0	556.00	SF	7.25	7.25	100	2015	2015	3	95	3,829														
6	0476	VF 6 SBPL	0 100	0 0	90.00	LF	32.00	32.00	100	2016	2016	3	90	2,592														
7	0470	VNYL GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270														
TOTAL OB/XF 54,329																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000											
REVIEW DATE 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS																												