LOT 667
HERON ISLES PHASE THREE A
PBK 8/79

THARRINGTON GARNEL & MICHELLE
83029 DOWITCHER PL
YULEE, FL 32097

2024

37-3N-28-0742-0667-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

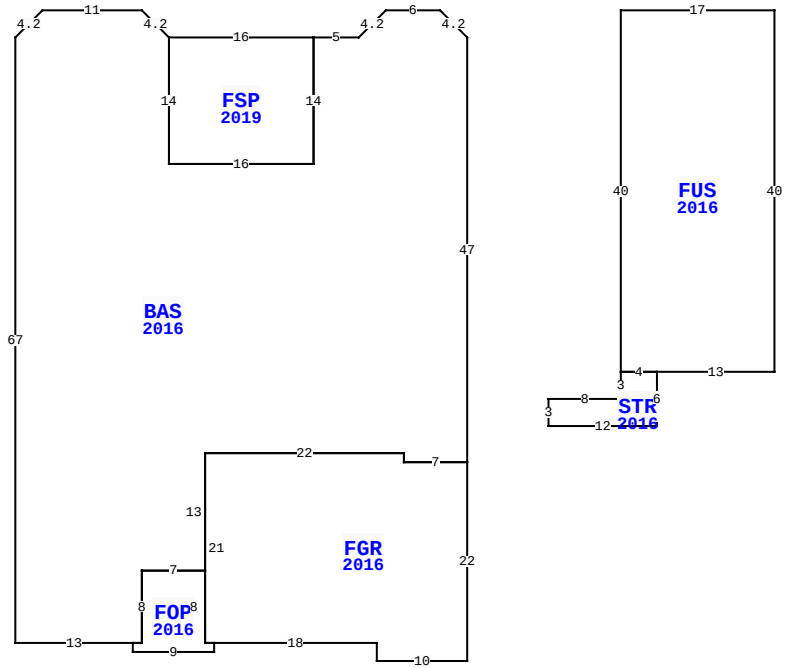
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,537	100	2,537	271,953
FGR	622	55	342	36,660
FOP	65	30	20	2,144
FSP	224	40	90	9,648
FUS	680	100	680	72,893
STR	48	10	5	536
TOTALS	4,176		3,674	393,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,674	116.3250	110.51	406,014	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3217 HX Base Yr 2021



83029 DOWITCHER PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		393,834
TOTAL MARKET OB/XF VALUE		9,860
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		458,694
SOH/AGL Deduction		127,187
ASSESSED VALUE		331,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,507
TOTAL JUST VALUE		458,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531034	NEW CONSTR	396,930	08/01/2015
P1518662	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/1413	12/15/2020	WD	Q	I	02	370,000
GRANTOR: POKINES SHANE W & BAR						
GRANTEE: THARRINGTON GARNEL						
2026/1128	1/28/2016	WD	Q	I	01	277,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: POKINES SHANE WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W6 L3 D3 W5 FSP=[YR=2019] W16 S14 E16 N14$ S14 W16 N14 L3 U3 W11 L3 D3 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47 U3 L3 $ PTR= E20 FUS=[YR=2016] E17 S40 W13 STR=[YR=2016] S6 W12 N3 E8 N3 E4$ W4 N40$ W20$.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20	5.20	100	2016	2016	3	96	3,884	
2	0476	VF 6 SBPL	0	100	0	0	65.00	LF	32.00	32.00	100	2016	2016	3	90	1,872	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	
4	0462	ST/AL FNC	0	100	110	0	440.00	SF	10.00	10.00	100	2016	2016	3	81	3,564	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 9,860

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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