

LOT 670
HERON ISLES PHASE THREE A
PBK 8/79

KELLY JOHN F & KATHLEEN
83014 DOWITCHER PL
YULEE, FL 32097

2024

37-3N-28-0742-0670-0000



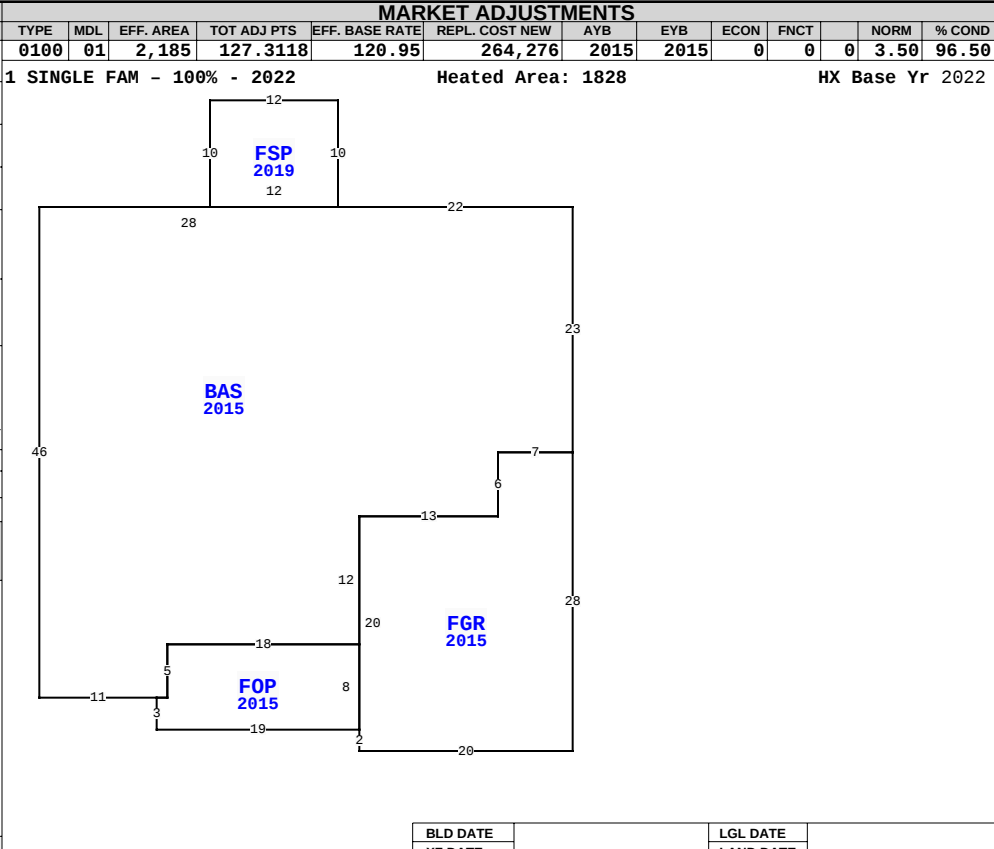
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,828	100	1,828	213,359
FGR	482	55	265	30,930
FOP	147	30	44	5,136
FSP	120	40	48	5,603
TOTALS	2,577		2,185	255,026

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
1	0810	CONCRETE A	0	100	0	0	919.00	SF	6.50	6.50	100	2015	2015	3
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2016	2016	3
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



83014 DOWITCHER PL, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					255,026				
TOTAL MARKET OB/XF VALUE					10,265				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					320,291				
SOH/AGL Deduction					44,768				
ASSESSED VALUE					275,523				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					225,523				
TOTAL JUST VALUE					320,291				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					327,582				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530669	CO ISSUED	0	10/19/2015
B1530669	NEW CONSTR	234,922	06/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2526/1252	12/28/2021	WD	Q	I	01	382,000	
GRANTOR: BLANTON JAMES D & SAR							
GRANTEE: KELLY JOHN F & KATH							
2010/0588	10/21/2015	WD	Q	I	01	185,200	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BLANTON JAMES D & S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W22 FSP=[YR=2019] N10 W12 S10 E12\$ W28 S46 E11 FOP=[YR=2015] S3 E19FGR=[YR=2015] S2 E20 N28 W7 S6 W13 S20\$ N8 W18 S5 W1\$ E1 N5 E18 N12 E13 N6 E7 N23\$.									