

LOT 681  
IN OR 2114/141  
PT OR 2062/1496

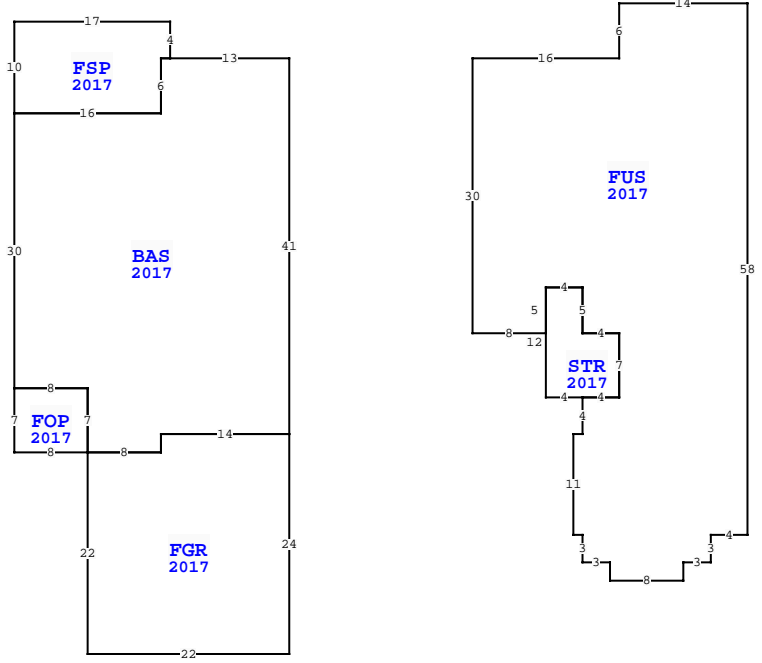
SHIVELY MARCUS DAVID & AIMEE ELIZABETH  
85063 FURTHERVIEW CT  
YULEE, FL 32097

2024

37-3N-28-0745-0681-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units	0	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
BAS	1,110	100	1,110
FGR	512	55	282
FOP	56	30	17
FSP	164	40	66
FUS	1,401	100	1,401
STR	76	10	8
TOTALS	3,319		2,884
			315,839

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,884	118.2896	112.38	324,104	2017	2017	0	0	2.55	97.45
1 SINGLE FAM - 0% - 0											
Heated Area: 2511 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			315,839
TOTAL MARKET OB/XF VALUE			47,351
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			418,190
SOH/AGL Deduction			37,815
ASSESSED VALUE			380,375
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			380,375
TOTAL JUST VALUE			418,190
NCON VALUE			41,596
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			385,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017986	SWIM POOL	73,294	12/07/2022
B1632922	NEW CONSTR	312,407	08/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0141	4/04/2017	WD Q	Q	I	02	257,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHIVELY MARCUS DAVI						
2062/1496	7/26/2016	WD Q	Q	V	05	259,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

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	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	100	2017	2017	3	97	681	
2	0811	CONCRETE B	0	0	0	0	1,006.00	SF	5.20	5.20	100	2017	2017	3	97	5,074	
3	0855	CONC PAVER	1	0	0	0	592.00	SF	10.00	10.00	100	2024	2023		100	5,920	
4	0861	POOL GUNIT	1	0	0	0	372.00	SF	85.00	85.00	100	2024	2023		100	31,620	
5	0476	VF 6 SBPL	1	0	0	0	108.00	LF	32.00	32.00	100	2024	2023		100	3,456	
6	0470	VNYL GATE	1	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W13 FSP=[YR=2017] N4W17 S10 E16 N6 E1\$ W1 S6 W16 S30 FOP=[YR=2017] S7 E8 FGR=[YR=2017] S22 E22 N24 W14 S2 W8\$ N7 W8\$ E8 S7 E8 N2 E14 N41\$ PTR= E20 FUS=[YR=2017] E16 N6 E14 S58 W4 S3 W3 S2 W8 N2 W3 N3 W1 N11 E1 N4 STR=[YR=2017] W4 N12 E4 S5 E4 S7 W4 \$ E4 N7 W4 N5 W4 S5 W8 N30\$ W20\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							