

LOT 682
HERON ISLES PHASE THREE B
PBK 8/138

WATSON GREGORY & MARJORIE L/E/
85078 FURTHERVIEW CT
YULEE, FL 32097

2024

37-3N-28-0745-0682-0000



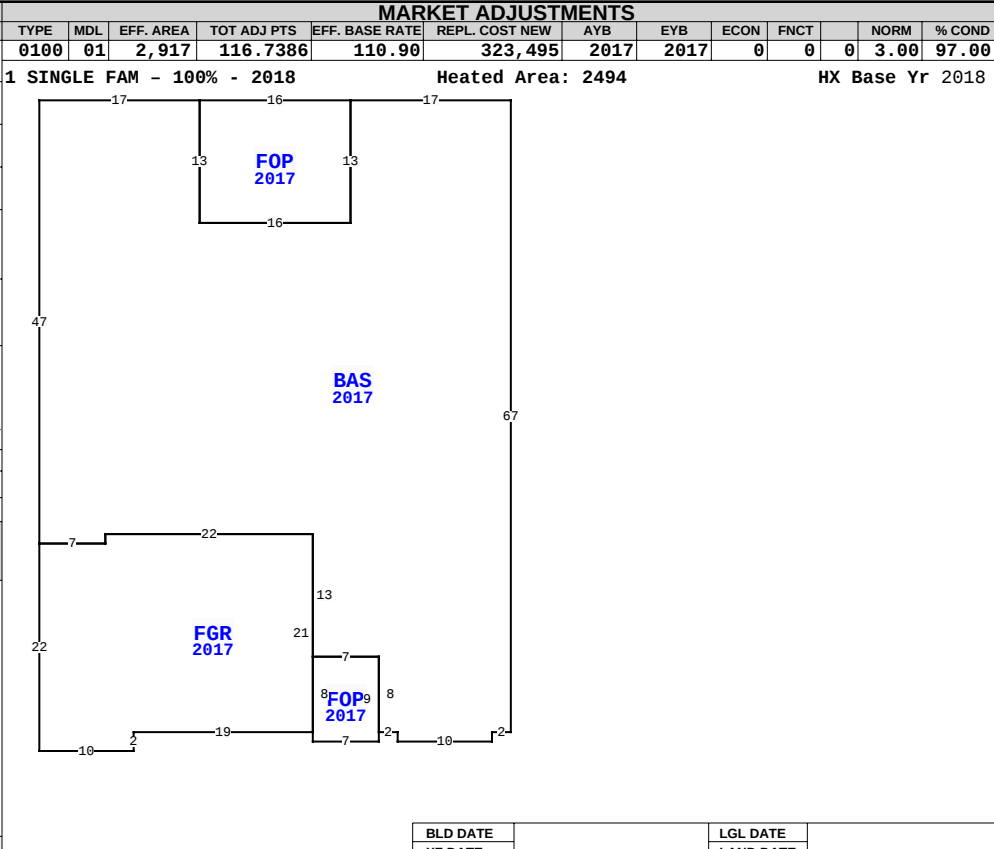
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,494	100	2,494	268,287
FGR	622	55	342	36,790
FOP	63	30	19	2,044
FOP	208	30	62	6,670
TOTALS	3,387		2,917	313,790

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0	1,011.00	SF	4.00	4.00	100	2017
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017
3	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2017

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00



85078 FURTHERVIEW CT, YULEE												
BLD DATE			LGL DATE									
XF DATE			LAND DATE									
INC DATE			AG DATE									

TOTAL OB/XF												
8,262												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		313,790	
TOTAL MARKET OB/XF VALUE		8,262	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		377,052	
SOH/AGL Deduction		132,361	
ASSESSED VALUE		244,691	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		194,691	
TOTAL JUST VALUE		377,052	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700743	CO ISSUED	0	02/01/2017
B1632928	NEW CONSTR	313,954	08/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/1212	11/18/2020	LE	U	I	11	100
GRANTOR: WATSON GREGORY & MARJ						
GRANTEE: SCHARF THOMAS & JOS						
2099/1256	1/31/2017	WD	Q	I	01	235,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WATSON GREGORY & MA						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2017] W17 FOP=[YR=2017] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E19 FOP=[YR=2017] S1 E7 N9 W7 S8 \$ N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67\$.												