

LOT 684
HERON ISLES PHASE THREE B
PBK 8/138

BIBBINS TORELL
85066 FURTHERVIEW CT
YULEE, FL 32097

2024

37-3N-28-0745-0684-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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	5	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

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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	1,511	100	1,511	162,748
FGR	483	55	266	28,651
FOP	110	30	33	3,554
FOP	120	30	36	3,877
FUS	1,451	100	1,451	156,285

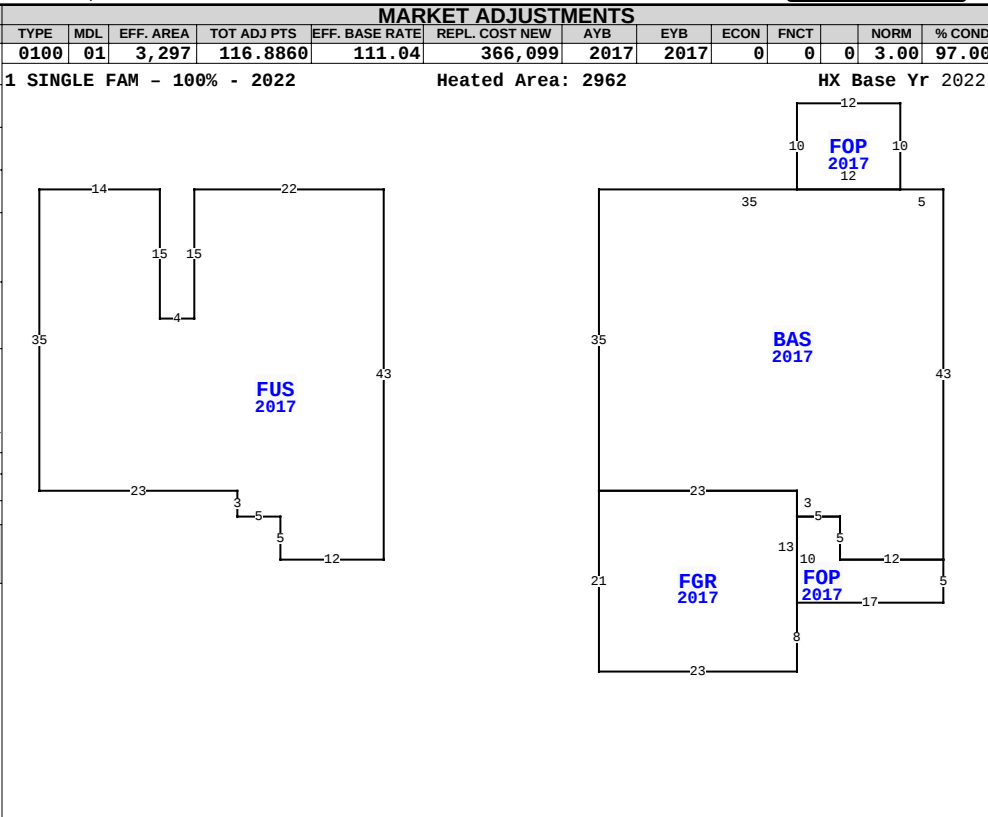
TOTALS 3,675 3,297 355,116

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	0 100	11 4	44.00	SF	6.50	6.50	100	2017	2017	3	97	277	
2	0810	CONCRETE A	0 100	22 29	638.00	SF	6.50	6.50	100	2017	2017	3	97	4,023	
3	0476	VF 6 SBPL	0 100	120 0	120.00	LF	32.00	32.00	100	2021	2021	3	98	3,763	
4	0470	VNYL GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
5	0462	ST/AL FNC	0 100	75 0	300.00	SF	10.00	10.00	100	2021	2021	3	95	2,850	
6	0463	FENCE GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
7	0861	POOL GUNIT	0 100	0 0	468.00	SF	85.00	85.00	100	2022	2022	3	98	38,984	
8	0845	KOOL DECK	0 100	0 0	882.00	SF	7.25	7.25	100	2022	2022	3	100	6,395	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



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

TOTAL OB/XF 56,880															
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		355,116			
TOTAL MARKET OB/XF VALUE		56,880			
TOTAL LAND VALUE - MARKET		55,000			
TOTAL MARKET VALUE		466,996			
SOH/AGL Deduction		115,340			
ASSESSED VALUE		351,656			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		301,656			
TOTAL JUST VALUE		466,996			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		477,890			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112501	SWIM POOL	63,000	09/17/2021
B1633215	CO ISSUED	0	04/26/2017
B1633215	NEW CONSTR	359,661	10/17/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2389/0315	8/31/2020	WD	Q	I	01	339,000	

GRANTOR: BENGE STEPHEN P
GRANTEE: BIBBINS TORELL
2117/1359 4/26/2017 WD Q I 01 253,100
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: BENGE STEPHEN P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W5 FOP=[YR=2017] N10 W12 S10 E12\$ W35 S35
FGR=[YR=2017] S21 E23 N8 FOP=[YR=2017] E17 N5 W12 N5 W5
S10\$ N13 W23\$ E23 S3 E5 S5 E12 N43\$ PTR= W65 FUS=[YR=2017]
W22 S15 W4 N15 W14 S35 E23 S3 E5 S5 E12 N43\$ E65\$.