

LOT 686
HERON ISLES PHASE THREE B
PBK 8/138

VARAS CARLOS & VERONICA
85054 FURTHERVIEW CT
YULEE, FL 32097

2024

37-3N-28-0745-0686-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
BAS	2,319	100
FGR	456	55
FOP	58	30
FOP	128	30
TOTALS	2,961	2,625

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,625	126.8256	120.48	316,260	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2021 Heated Area: 2319 HX Base Yr 2021											
85054 FURTHERVIEW CT, YULEE											

NASSAU COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						305,191					
TOTAL MARKET OB/XF VALUE						32,692					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						392,883					
SOH/AGL Deduction						111,730					
ASSESSED VALUE						281,153					
TOTAL EXEMPTION VALUE						HX HB		50,000			
BASE TAXABLE VALUE						231,153					
TOTAL JUST VALUE						392,883					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						402,444					
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