LOT 687
IN OR 2089/415
HERON ISLES PHASE THREE B

UBEDA JIMMY M/ZELAYA GABRIELA L
85048 FURTHERVIEW CT
YULEE, FL 32097

2024

37-3N-28-0745-0687-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

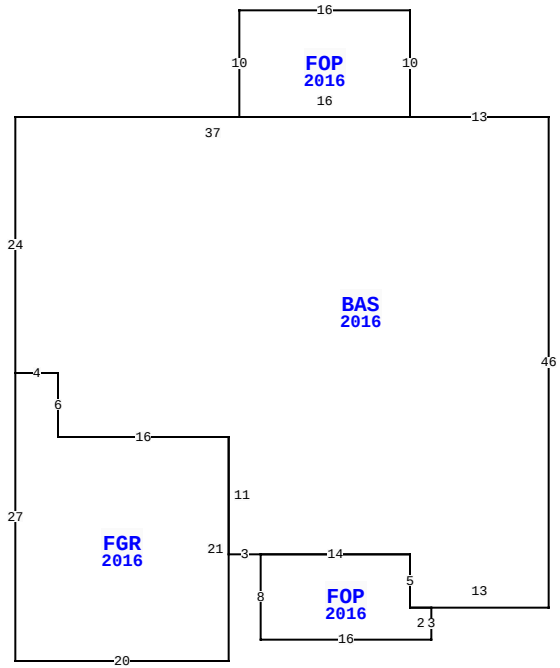
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,871	100	1,871	202,594
FGR	444	55	244	26,421
FOP	118	30	35	3,790
FOP	160	30	48	5,197
TOTALS	2,593		2,198	238,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	117.5020	111.63	245,363	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1871 HX Base Yr 2017



85048 FURTHERVIEW CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,002
TOTAL MARKET OB/XF VALUE		3,035
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		296,037
SOH/AGL Deduction		110,473
ASSESSED VALUE		185,564
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,564
TOTAL JUST VALUE		296,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632683	CO ISSUED	0	12/13/2016
B1632683	NEW CONSTR	236,741	07/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/0415	12/12/2016	WD	Q	I	01	204,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: UBEDA JIMMY M & ZEL						
2041/1435	4/21/2016	WD	U	V	11	100
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	100	2016	2016	3	96	3,035	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 FOP=[YR=2016] N10 W16 S10 E16 $ W37 S24
FGR=[YR=2016] S27 E20 N21 W16 N6 W4 $ E4 S6 E16 S11 E3
FOP=[YR=2016] S8 E16 N3 W2 N5 W14 $ E14 S5 E13 N46 $.

LAND DESCRIPTION

TOTAL OB/XF 3,035

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS