LOT 691
HERON ISLES PHASE THREE B
PBK 8/138

DONG CHENG QIU/JIANG XIAOYING
85024 FURTHERVIEW CT
YULEE, FL 32097

2024

37-3N-28-0745-0691-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

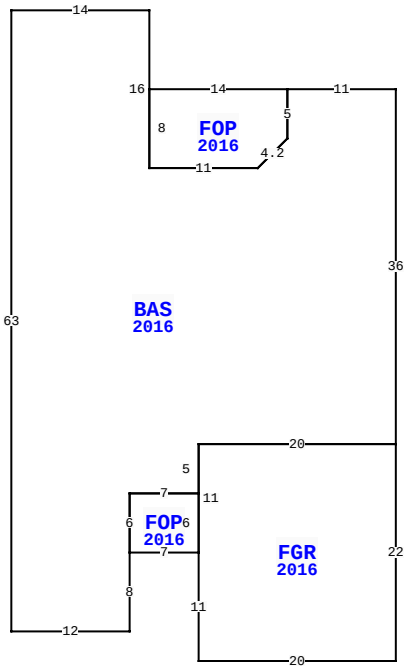
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1,672	191,831
FGR	440	55	242	27,765
FOP	42	30	13	1,492
FOP	108	30	32	3,671
TOTALS	2,262		1,959	224,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	124.5090	118.28	231,711	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1672 HX Base Yr 2018



85024 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		224,760
TOTAL MARKET OB/XF VALUE		8,895
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		288,655
SOH/AGL Deduction		107,657
ASSESSED VALUE		180,998
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,998
TOTAL JUST VALUE		288,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632491	CO ISSUED	0	10/18/2016
B1632491	NEW CONSTR	216,917	06/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1865	7/08/2024	WD	Q	I	01	358,000
GRANTOR: HAWBAKER CRISTINA W						
GRANTEE: DONG CHENG QIU						
2078/1377	10/18/2016	WD	Q	I	01	192,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAWBAKER CRISTINA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 FOP=[YR=2016] W14 S8 E11 U3 R3 N5 $ S5 L3 D3 W11 N16 W14 S63 E12 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N22 W20 S11 $ N6 W7 S6 $ N6 E7 N5 E20 N36 $.

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	605.00	SF	5.20	5.20	100	2016	2016	3	96	3,020	
2	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2016	2016	3	90	5,875	

LAND DESCRIPTION

TOTAL OB/XF 8,895

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