

LOT 692
IN OR 2083/1092
HERON ISLES PHASE THREE B

REES EDWARD E & HOLLI M
85018 FURTHERVIEW CT
YULEE, FL 32097

2024

37-3N-28-0745-0692-0000



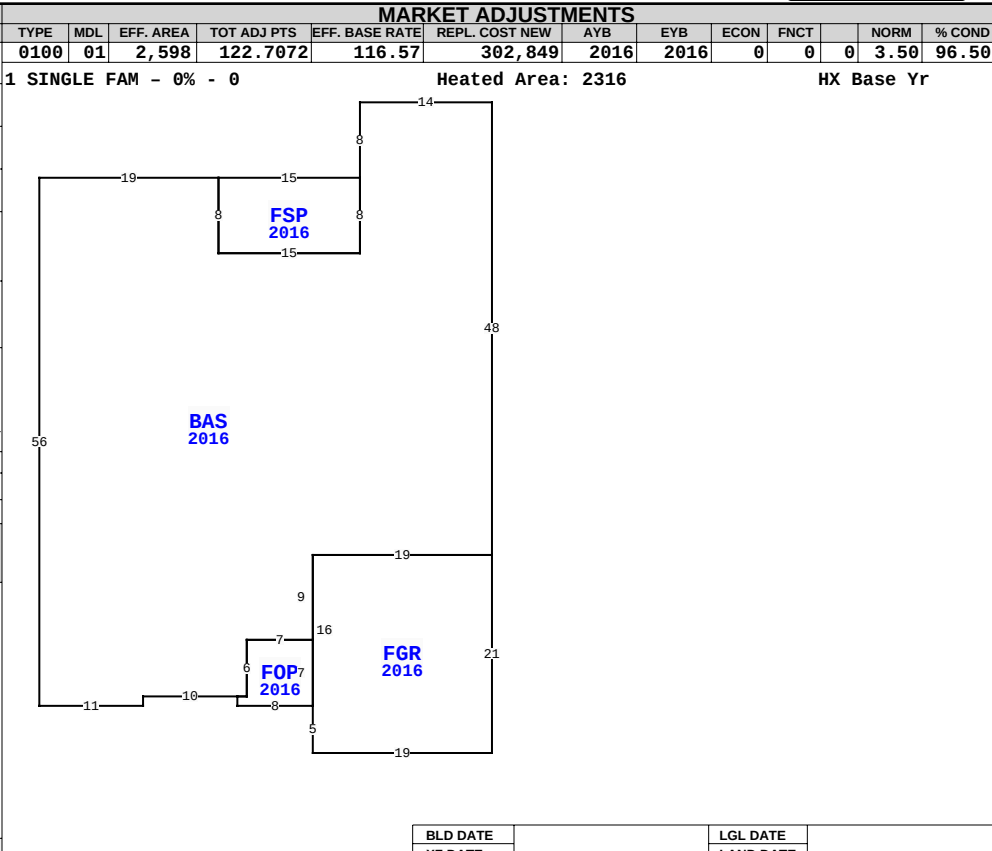
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2,316	260,527
FGR	399	55	219	24,635
FOP	50	30	15	1,688
FSP	120	40	48	5,399
TOTALS	2,885		2,598	292,249

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	648.00	SF	5.20	5.20	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
3,235											

TOTAL OB/XF											
3,235											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										292,249	
TOTAL MARKET OB/XF VALUE										3,235	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										350,484	
SOH/AGL Deduction										45,635	
ASSESSED VALUE										304,849	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										304,849	
TOTAL JUST VALUE										350,484	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										358,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632490	CO ISSUED	0	11/08/2016
B1633288	NEW CONSTR	0	10/25/2016
B1632490	NEW CONSTR	282,616	06/10/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2083/1092	11/08/2016	WD	Q	I	01	230,700	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:REES EDWARD E & HOL							
2048/0250	5/19/2016	WD	Q	V	05	259,000	
GRANTOR:HERON ISLES JOINT VEN							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2016] W14 S8 FSP=[YR=2016] W15 S8 E15 N8 \$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2016] S1 E8 FGR=[YR=2016] S5 E19 N21 W19 S16 \$ N7 W7 S6 W1 \$ E1 N6 E7 N9 E19 N48 \$.											