

LOT 26
PT OR 2281/1131
HERON ISLES PHASE #1 PB 7/40

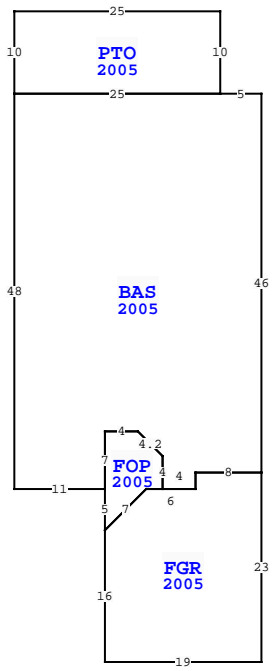
BENNETT FAMILY TRUST/BENNETT DEREK J TRUSTEE
855 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2025

37-3N-28-0740-0026-0000

ELEMENT		CD	BUILDING CHARACTERISTICS	
			CONSTRUCTION	
Exterior Wall	05	AVERAGE	90	
Exterior Wall	21	STONE	10	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	70	
Interior Floor	08	SHT VINYL	30	
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	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,380	100	2005	1,380
FGR	403	55	2005	222
FOP	57	30	2005	17
PTO	250	5	2005	12
TOTALS	2,090			1,631
				174,628

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,631	118.0242	118.02	192,491	2005	2005	0	0	9.28	90.72
1 SINGLE FAM - 0% - 0 Heated Area: 1380 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			174,628
TOTAL MARKET OB/XF VALUE			6,536
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			246,164
SOH/AGL Deduction			19,139
ASSESSED VALUE			227,025
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			227,025
TOTAL JUST VALUE			246,164
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15829	NEW CONSTR	106,350	01/24/2006
R08074	DEMOLITION	3,000	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/1131	6/10/2019	WD	U	I	11	100
GRANTOR: BENNETT DEREK J & MAR						
GRANTEE: BENNETT FAMILY TRUS						
1511/1278	7/10/2007	QC	Q	I	01	100
GRANTOR: BENNETT MARILYN C						
GRANTEE: BENNETT DEREK J & M						

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0810	CONCRETE A	0	0	36	15	SF	6.50	6.50	100	2005	2005	3	84	2,948	
3	0810	CONCRETE A	0	0	31	3	SF	6.50	6.50	100	2005	2005	3	84	508	
TOTAL OB/XF 6,536																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2005] W5 PTO=[YR=2005] N10W25S10 E25\$W25S48E11			
FOP=[YR=2005] S5 FGR=[YR=2005] S16E19N23W8S2W6 D5 L5 \$ U5 R5 E2N4 U3 L3 W4S7\$N7E4 D3 R3 S4 E4N2E8N46\$.			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							