LOT 35
IN OR 1361/1864
HERON ISLES PHASE #1 PB 7/40

BARIL MICHAEL J & CYNTHIA S
96253 CORAL REEF ROAD
YULEE, FL 32097

2025

37-3N-28-0740-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

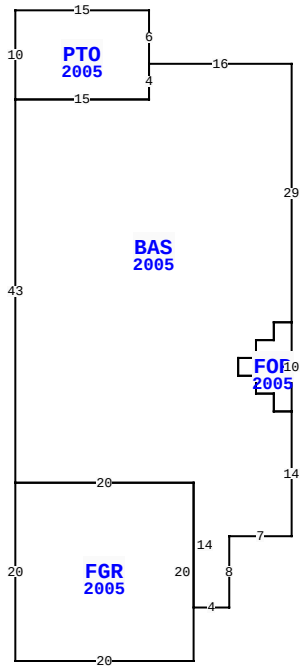
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	SUBAREA MARKET VALUE
BAS	1,459	100	2005	1,459	151,243
FGR	400	55	2005	220	22,806
FOP	36	30	2005	11	1,140
PTO	150	5	2005	8	829
TOTALS	2,045			1,698	176,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,698	115.1850	115.18	195,576	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1459 HX Base Yr 2006



96253 CORAL REEF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,018
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		243,783
SOH/AGL Deduction		121,070
ASSESSED VALUE		122,713
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,991
TOTAL JUST VALUE		243,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100913	(1) DOOR	989	01/27/2021
E15516	NEW CONSTR	2,000	08/01/2005
M10140	H/AC	0	08/01/2005
P09792	NEW CONSTR	0	08/01/2005
P0509648	NEW CONSTR	0	06/01/2005
R07379	REPAIR/RRF	3,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/1864	10/26/2005	WD	Q	I		158,900
GRANTOR: SWARTS GREGORY M						
GRANTEE: BARIL MICHAEL J & C						
1352/0991	9/26/2005	WD	Q	I		129,300
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: SWARTS GREGORY M						

BUILDING NOTES

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	633.00	SF	5.20	5.20	100	2005	2005	3	84	2,765	

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N6 W15 S10 E15 N4$ S4 W15 S43
FGR=[YR=2005] S20 E20 N20 W20$ E20 S14 E4 N8 E7 N14
FOP=[YR=2005] N10 W2 S2 W2 S2 W2 S2 E2 S2 E2 S2 E2$ W2 N2 W2
N2 W2 N2 E2 N2 E2 N2 E2 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS