

LOT 49
IN OR 1426/1787
HERON ISLES PHASE #1 PB 7/40

DUMAS MADELINE
7804 SW 8 COURT
NORTH FT LAUDERDALE, FL 33068

2025

37-3N-28-0740-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	

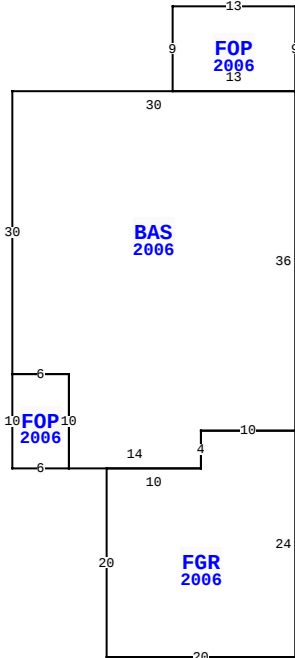
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	2006	1,100	117,668
FGR	440	55	2006	242	25,887
FOP	60	30	2006	18	1,926
FOP	117	30	2006	35	3,744
FUS	900	100	2006	900	96,274
TOTALS	2,617			2,295	245,498

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	37	16			6.50
2	0810	CONCRETE A	0	0	32	3			6.50

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

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,295	117.1002	117.10	268,744	2006	2006	0	0
1 SINGLE FAM - 0% - 0									
Heated Area: 2000					HX Base Yr				



96040 SUNFISH LN, YULEE									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/13/2025 MLU				

TOTAL OB/XF									
3,846									

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					245,498				
TOTAL MARKET OB/XF VALUE					3,846				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					314,344				
SOH/AGL Deduction					34,776				
ASSESSED VALUE					279,568				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					279,568				
TOTAL JUST VALUE					314,344				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					291,179				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806353	(2) WINDOWS	950	08/01/2018
E16894	NEW CONSTR	1,700	03/01/2006
M11256	H/AC	0	03/01/2006
P10395	NEW CONSTR	0	11/01/2005
C16227	CO ISSUED	214,268	10/01/2005
R08337	REPAIR/RRF	1,500	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1426/1787	7/10/2006	WD	Q	I		223,100	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: DUMAS MADELINE							
1341/1484	8/15/2005	WD	U	V	19	328,500	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES									
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BUILDING DIMENSIONS
FGR=[YR=2006] N24 BAS=[YR=2006] N36 FOP=[YR=2006] N9 W13 S9
E13\$W30 S30 FOP=[YR=2006] S10 E6 N10 W6\$E6 S10 E14 N4 E10\$W10
S4 W10 S20 E20\$ PTR=N30 E15 FUS=[YR=2006] N30 E30 S30 W30\$
S30 W15\$.