LOT 88
IN OR 2134/147
HERON ISLES PHASE 1 REPLAT

OCASIO JALIL/ROSADO ELIZABETH
96083 CORAL REEF ROAD
YULEE, FL 32097

2025

37-3N-28-0740-0088-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		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

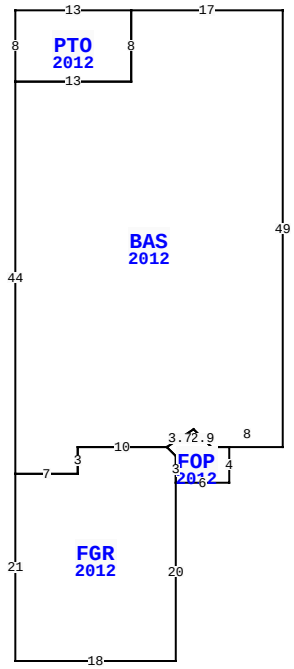
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,382	100	2012	1,382	163,061
FGR	411	55	2012	226	26,666
FOP	30	30	2012	9	1,062
PTO	104	5	2012	5	590
TOTALS	1,927			1,622	191,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	125.5212	125.52	203,593	2012	2012	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1382 HX Base Yr



96083 CORAL REEF RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,377
TOTAL MARKET OB/XF VALUE		5,230
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		261,607
SOH/AGL Deduction		2,507
ASSESSED VALUE		259,100
TOTAL EXEMPTION VALUE	13	259,100
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		261,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25042	CO ISSUED	0	04/04/2012
E23728	NEW CONSTR	0	08/01/2011
B25042	NEW CONSTR	157,784	08/01/2011
P14926	NEW CONSTR	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/0147	7/12/2017	WD	Q	I	02	165,000
GRANTOR: IAMMARINO JAMIE S CRU						
GRANTEE: OCASIO JALIL & ELIZ						
1786/1939	4/04/2012	WD	Q	I	01	128,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: CRUMBLEY JAMIE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 PTO=[YR=2012] W13 S8 E13 N8 $ S8 W13 S44
FGR=[YR=2012] S21 E18 N20 FOP=[YR=2012] E6 N4 W2 U2 L2
D2 L3 D1 R1 S3 $ N3 U1 L1 W10 S3 W7 $ E7 N3 E10 U2 R3
D2 R2 E8 N49 $.

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	582.00	SF	5.20	5.20	100	2012	2012	3	92	2,784	
2	0476	VF 6 SBPL	0	100	0	0	85.00	LF	32.00	32.00	100	2012	2012	3	81	2,203	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	

LAND DESCRIPTION

TOTAL OB/XF 5,230

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