LOT 101
IN OR 2230/1870
HERON ISLES PHASE 1 REPLAT

BENNETT KIMBERLY G
96006 CORAL REEF RD
YULEE, FL 32097

2025

37-3N-28-0740-0101-0000

BUILDING CHARACTERISTICS

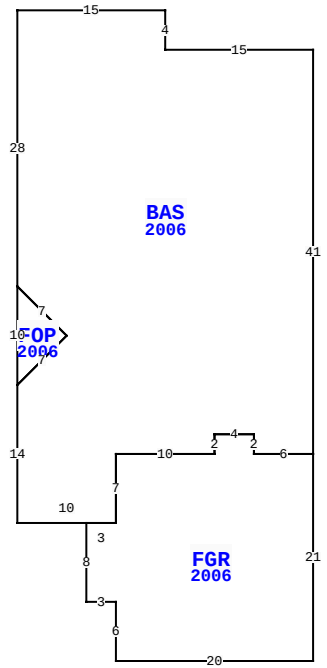
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,327	100	2006	1,327	149,982
FGR	452	55	2006	249	28,143
FOP	25	30	2006	8	904
TOTALS	1,804			1,584	179,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,584	123.5934	123.59	195,767	2006	2006	0	0	0	8.55	91.45

1 SINGLE FAM – 100% - 2019 Heated Area: 1327 HX Base Yr 2019



96006 CORAL REEF RD, YULEE

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

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	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0	100	38	15	570.00	SF	6.50	6.50	100	2006	2006	3	86	3,186	
3	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	2006	2006	3	86	822	
4	0476	VF 6 SBPL	0	100	0	0	13.00	LF	32.00	32.00	100	2006	2006	3	66	275	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,029
TOTAL MARKET OB/XF VALUE		5,122
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		249,151
SOH/AGL Deduction		87,137
ASSESSED VALUE		162,014
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,292
TOTAL JUST VALUE		249,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11166	H/AC	0	03/01/2006
C16885	CO ISSUED	105,336	01/01/2006
R08763	REPAIR/RRF	3,000	01/01/2006
B16885	NEW CONSTR	105,336	01/01/2006
E16527	NEW CONSTR	2,000	01/01/2006
P10531	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/1870	10/12/2018	WD	Q	I	01	163,500
GRANTOR: LANDTROOP LESLIE M						
GRANTEE: BENNETT KIMBERLY G						
1624/0006	2/04/2009	WD	U	I	12	93,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: LANDTROOP LESLIE M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N41 W15 N4 W15 S28
FOP=[YR=2006] S10 U5 R5 U5 L5 $ R5 D5 D5 L5 S14 E10 N7
E10 N2 E4 S2 E6$W6 N2 W4 S2 W10 S7 W3 S8 E3 S6 E20$.

LAND DESCRIPTION

TOTAL OB/XF 5,122

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