

LOT 135
IN OR 2091/1256
HERON ISLES PHASE #1 PB 7/40

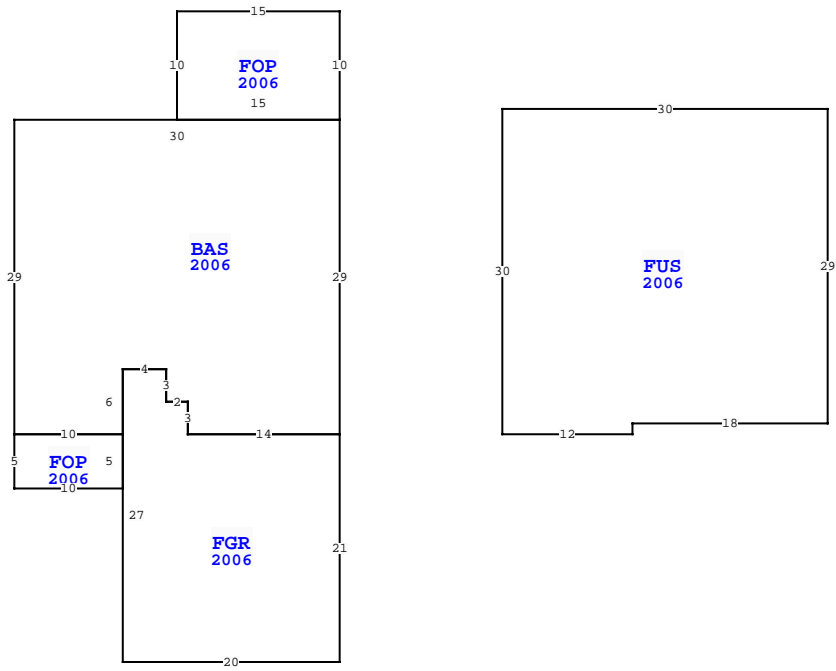
LE ANH
96204 CORAL REEF RD
YULEE, FL 32097

2025

37-3N-28-0740-0135-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	840	100
FGR	450	55
FOP	50	30
FOP	150	30
FUS	882	100
TOTALS	2,372	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2017		Heated Area: 1722					HX Base Yr 2017	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			207,805
TOTAL MARKET OB/XF VALUE			7,095
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			279,900
SOH/AGL Deduction			114,872
ASSESSED VALUE			165,028
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			114,306
TOTAL JUST VALUE			279,900
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108202	ROOF	11,630	06/22/2021
M0611666	H/AC	0	06/01/2006
E0617482	ELEC OTHER	1,900	06/01/2006
C17730	CO ISSUED	206,040	05/01/2006
P11109	OTHER	0	05/01/2006
R09280	REPAIR/RRF	1,500	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/1256	12/29/2016	WD	Q	I	01	167,400
GRANTOR: LASSITER JOHN & KELLY						
GRANTEE: LE ANH						
1441/0078	8/31/2006	WD	Q	I		220,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LASSITER JOHN & KEL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0810	CONCRETE A	0 100	40	16	640.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2006

TOTAL OB/XF												7,095
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2006] N21 BAS=[YR=2006] N29 FOP=[YR=2006] N10 W15 S10 E15\$W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14N3 W2 N3 W4 S27 E20\$ PTR=N21E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 \$ W15S21\$.											

LAND DESCRIPTION												TOTAL OB/XF												7,095
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							