

LOT 141
IN OR 1376/1529
HERON ISLES PHASE #1 PB 7/40

JOHNSON KAREN
96244 CORAL REEF ROAD
YULEE, FL 32097

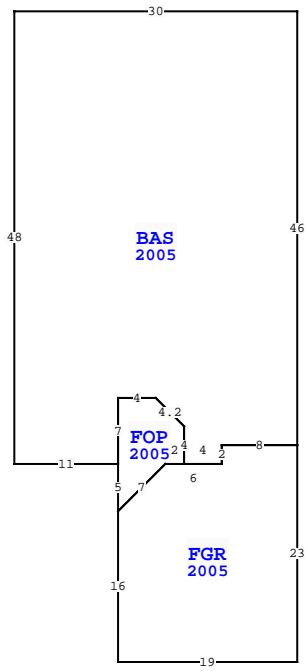
2025

37-3N-28-0740-0141-0000



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	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	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	1,380	100	2005	1,380	146,199
FGR	403	55	2005	222	23,519
FOP	57	30	2005	17	1,801
TOTALS	1,840			1,619	171,519

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,619	116.7390	116.74	189,002	2005	2005	0	0	9.25	90.75
1 SINGLE FAM - 100% - 2006										Heated Area: 1380	HX Base Yr 2006



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			171,519
TOTAL MARKET OB/XF VALUE			4,925
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			241,444
SOH/AGL Deduction			120,380
ASSESSED VALUE			121,064
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			70,342
TOTAL JUST VALUE			241,444
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15612	ELEC OTHER	0	08/01/2005
M10192	MECH OTHER	0	08/01/2005
P0509640	OTHER	0	06/01/2005
E0515196	TEMP POLE	0	06/01/2005
R07516	REPAIR/RRF	3,000	04/01/2005
B15066	NEW CONSTR	106,350	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1529	12/27/2005	WD	Q	I		180,000
GRANTOR: KOENIG DONALD & KAREN						
GRANTEE: JOHNSON KAREN						
1358/0776	10/13/2005	WD	Q	I		135,300
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: KOENIG DONALD & KAR						

EXTRA FEATURES																
L N	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	0	0			6.50	100	2005	2005	3	84	4,106	
2	0810	CONCRETE A	0	100	10	15			6.50	100	2005	2005	3	84	819	

TOTAL OB/XF										4,925							
96244 CORAL REEF RD, YULEE										BLD DATE	03/19/2010	KK	LGL DATE		LAND DATE	05/13/2025	MLU
										XF DATE			AG DATE				
										INC DATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W30 S48 E11 FOP=[YR=2005] S5FGR=[YR=2005] S16 E19 N23 W8 S2 W6 D5 L5 \$ R5 U5 E2 N4 U3 L3 W4 S7 \$ N7 E4 R3 D3 S4 E4 N2 E8 N46 \$.									

LAND DESCRIPTION										TOTAL OB/XF										4,925									
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	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												