

LOT 171
IN OR 1435/895
HERON ISLES PHASE #1 PB 7/40

GONZALEZ ELIEZER & MORELIA
96693 COMMODORE POINT DRIVE
YULEE, FL 32097

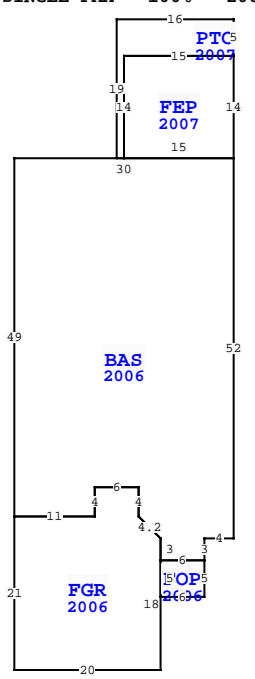
2025

37-3N-28-0740-0171-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	13	LVT/LAMNT 50	
Interior Floor	14	CARPET 50	
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
BAS	1,499	100	2006
FEP	210	80	2007
FGR	440	55	2006
FOP	30	30	2006
PTO	94	5	2007
TOTALS	2,273		

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%	- 2007		Heated Area: 1499					HX Base Yr 2007	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			198,661
TOTAL MARKET OB/XF VALUE			4,165
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			267,826
SOH/AGL Deduction			133,922
ASSESSED VALUE			133,904
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			83,182
TOTAL JUST VALUE			267,826
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20698	ADDITION	12,000	10/01/2007
E17254	NEW CONSTR	1,900	05/01/2006
M11511	H/AC	0	05/01/2006
P10879	NEW CONSTR	0	03/01/2006
C17139	CO ISSUED	156,990	02/01/2006
R08932	REPAIR/RRF	1,500	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/0895	8/07/2006	WD Q	Q	I		172,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GONZALEZ ELIEZER &						
1381/1755	1/17/2006	QC Q	Q	V	06	100
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	43	16	688.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2006

TOTAL OB/XF											
4,165											

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2006] N3 E4 N52 FEP=[YR=2007] N14 PTO=[YR=2007] N5W16S19E1N14E15\$W15 S14E15\$ W30 S49 FGR=[YR=2006] S21E20 N18 U3 L3 N4 W6 S4 W11\$E11 N4 E6 S4 D3 R3 S3FOP=[YR=2006] S5 E6 N5 W6\$E6\$.											

LAND DESCRIPTION		TOTAL OB/XF																						
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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							