

LOT 254
IN OR 2177/1870
HERON ISLES PHASE 1 REPLAT

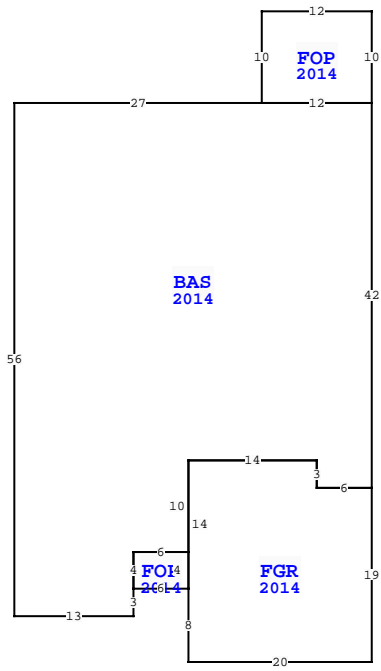
REICH DONNA
96596 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0254-0000
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	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	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,820	100	2014
FGR	422	55	2014
FOP	24	30	2014
FOP	120	30	2014
TOTALS	2,386		

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% - 2019			Heated Area: 1820			HX Base Yr 2019					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			240,089
TOTAL MARKET OB/XF VALUE			2,991
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			308,080
SOH/AGL Deduction			104,912
ASSESSED VALUE			203,168
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			147,446
TOTAL JUST VALUE			308,080
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428425	CO ISSUED	0	07/09/2014
E17663	TEMP POLE	0	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/1870	2/13/2018	WD Q	Q	I	01	212,000
GRANTOR: NEWSOM JONATHAN E & K						
GRANTEE: REICH DONNA						
1931/1219	7/31/2014	SW Q	Q	I	02	170,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: NEWSOM JONATHAN EAR						

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	0811	CONCRETE B	0	100	0	612.00	SF	5.20	5.20	100	2014	2014	3	94	2,991	

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

BUILDING DIMENSIONS			
FOP=[YR=2014] W12 S10 BAS=[YR=2014] W27 S56 E13 N3			
FOP=[YR=2014] E6 FGR=[YR=2014] S8 E20 N19 W6 N3 W14 S14 \$			
N4 W6 S4 \$ N4 E6 N10 E14 S3 E6 N42 W12 \$ E12 N10 \$.			

LAND DESCRIPTION																								
TOTAL OB/XF 2,991																								
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							