

LOT 666
IN OR 2015/1656
HERON ISLES PHASE THREE A

BENSON SANDRA L/RAUSE DONNA L
83017 DOWITCHER PL
YULEE, FL 32097

2025

37-3N-28-0742-0666-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	10	ABOVE AVG 90	0100	01	2,203	123.7887	123.79	272,709	2015	2015	0	0	4.05	95.95	VALUATION SUMMARY														
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2016												Heated Area: 1736														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2016														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 80																											
Interior Floor	14	CARPET 20																											
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	1,736	100	2015	1,736	206,196																								
FGR	690	55	2015	380	45,135																								
FOP	49	30	2015	15	1,782																								
FOP	240	30	2015	72	8,552																								
TOTALS			2,715		2,203	261,664																							
EXTRA FEATURES						83017 DOWITCHER PL, YULEE																							
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	20	3	60.00	SF	6.50	6.50	100	2015	2015	3	95	371													
2	0811	CONCRETE B	0	100	0	0	1,034.00	SF	5.20	5.20	100	2015	2015	3	95	5,108													
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2015	2015	3	75	28,688													
4	0911	SCRN RM A	0	100	0	0	1,006.00	SF	17.50	17.50	100	2015	2015	3	65	11,443													
5	0845	KOOL DECK	0	100	0	0	556.00	SF	7.25	7.25	100	2015	2015	3	95	3,829													
6	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2016	2016	3	89	2,563													
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267													
TOTAL OB/XF 52,269																													
LAND DESCRIPTION																													
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												
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 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS																													

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/13/2025 MLU

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2015/1656	11/20/2015	WD	Q	I	01	257,000

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: BENSON SANDRA L & D

1977/1678 5/04/2015 WD Q V 05 105,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: DREAM FINDERS HOMES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W5 D2 L2 FOP=[YR=2015] N6 W15 S17 E11 U3 R3 N7 U1 R1 \$ D1 L1 S7 L3 D3 W11 N17 W15 S63 E13 N7 FOP=[YR=2015] E7 FGR=[YR=2015] S10 E30 N23 W30 S13\$ N7 W7 S7\$ N7 E7 N6 E20 N36\$.