

LOT 668
IN OR 2014/1229
HERON ISLES PHASE THREE A

EFFLER KIMBERLY A & JOHNATHAN
83033 DOWITCHER PLACE
YULEE, FL 32097

2025

37-3N-28-0742-0668-0000



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														
Exterior Wall	10	ABOVE AVG 100	0100	01	2,676	116.8272	116.83	312,637	2015	2015	0	0	0	4.00	96.00	VALUATION BY													
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2016													Heated Area: 2159													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
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																									
NEIGHBORHOOD/LOC			4038.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,776	100	2015	1,776	199,190																								
FGR	724	55	2015	398	44,638																								
FOP	42	30	2015	13	1,458																								
FSP	218	40	2019	87	9,757																								
FUS	383	100	2015	383	42,956																								
PTO	296	5	2019	15	1,682																								
STR	37	10	2015	4	448																								
TOTALS			3,476		2,676	300,132																							
EXTRA FEATURES															83033 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	18	3	54.00	SF	6.50	6.50	100	2015	2015	3	95	333													
2	0812	CONCRETE C	0	100	28	38	1,064.00	SF	4.00	4.00	100	2015	2015	3	95	4,043													
3	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2016	2016	3	89	3,133													
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267													
5	0462	ST/AL FNC	0	100	130	0	520.00	SF	10.00	10.00	100	2016	2016	3	78	4,056													
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267													
TOTAL OB/XF 12,099																													
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																													