LOT 670
HERON ISLES PHASE THREE A
PBK 8/79

KELLY JOHN F & KATHLEEN
83014 DOWITCHER PL
YULEE, FL 32097

2025

37-3N-28-0742-0670-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

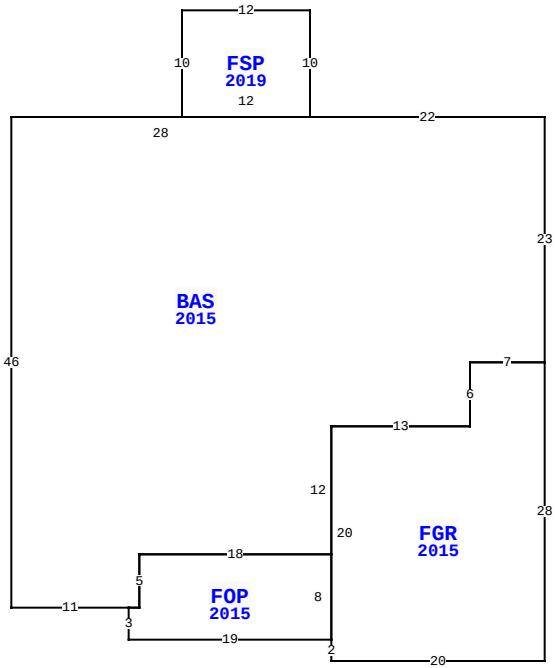
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	2015	1,828	213,253
FGR	482	55	2015	265	30,915
FOP	147	30	2015	44	5,133
FSP	120	40	2019	48	5,600
TOTALS	2,577			2,185	254,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,185	121.5249	121.52	265,521	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1828 HX Base Yr 2022



83014 DOWITCHER PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,900
TOTAL MARKET OB/XF VALUE		10,214
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		330,114
SOH/AGL Deduction		46,601
ASSESSED VALUE		283,513
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,791
TOTAL JUST VALUE		330,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530669	CO ISSUED	0	10/19/2015
B1530669	NEW CONSTR	234,922	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2526/1252	12/28/2021	WD	Q	I	01	382,000
GRANTOR: BLANTON JAMES D & SAR						
GRANTEE: KELLY JOHN F & KATH						
2010/0588	10/21/2015	WD	Q	I	01	185,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BLANTON JAMES D & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W22 FSP=[YR=2019] N10 W12 S10 E12$ W28 S46 E11 FOP=[YR=2015] S3 E19FGR=[YR=2015] S2 E20 N28 W7 S6 W13 S20$ N8 W18 S5 W1$ E1 N5 E18 N12 E13 N6 E7 N23$.

EXTRA FEATURES

LN	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	919.00	SF	6.50	6.50	100	2015	2015	3	95	5,675	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2016	2016	3	89	4,272	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 10,214

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		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