

LOT 681
IN OR 2114/141
PT OR 2062/1496

SHIVELY MARCUS DAVID & AIMEE ELIZABETH
85063 FURTHERVIEW CT
YULEE, FL 32097

2025

37-3N-28-0745-0681-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	04
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	2017	1,110	121,507
FGR	512	55	2017	282	30,870
FOP	56	30	2017	17	1,860
FSP	164	40	2017	66	7,225
FUS	1,401	100	2017	1,401	153,362
STR	76	10	2017	8	875

TOTALS	3,319			2,884	315,700
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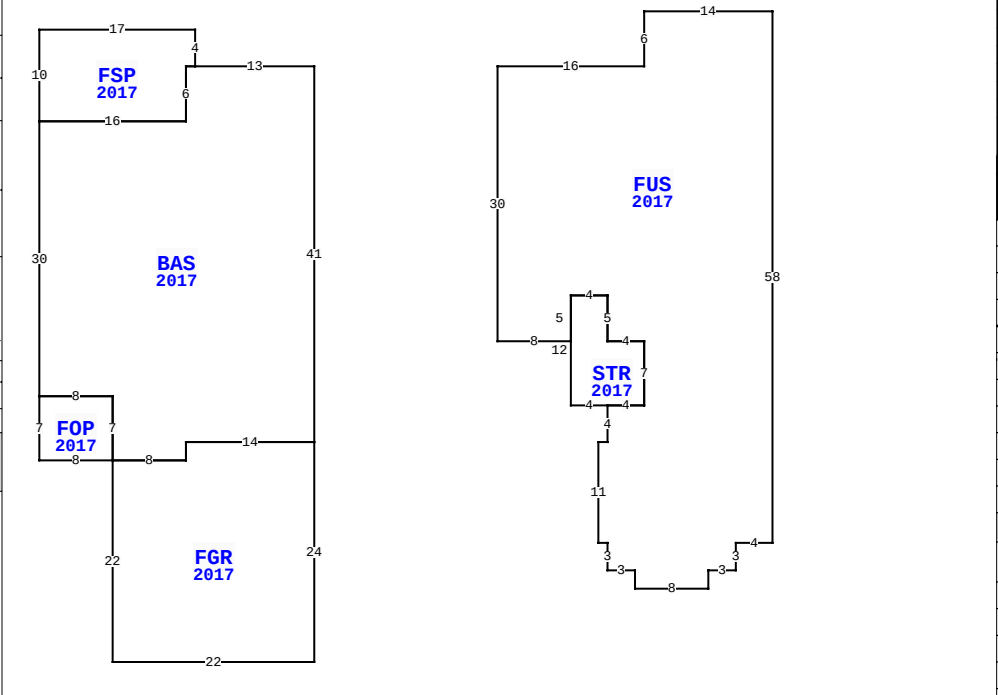
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50										
2	0811	CONCRETE B	0	100	0	0	1,006.00	SF	5.20										
3	0855	CONC PAVER	1	100	0	0	592.00	SF	10.00										
4	0861	POOL GUNIT	1	100	0	0	372.00	SF	85.00										
5	0476	VF 6 SBPL	1	100	0	0	108.00	LF	32.00										
6	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00										

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
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 03/14/2024 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,884	112.9128	112.91	325,632	2017	2017	0	0	0	96.95
1 SINGLE FAM - 100% - 2025											
Heated Area: 2511											
HX Base Yr 2025											



85063 FURTHERVIEW CT, YULEE	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	27	4	108.00	SF	6.50	100	2017	2017	3	96	674
2	0811	CONCRETE B	0	100	0	0	1,006.00	SF	5.20	100	2017	2017	3	96	5,022
3	0855	CONC PAVER	1	100	0	0	592.00	SF	10.00	100	2024	2023	100	5,920	
4	0861	POOL GUNIT	1	100	0	0	372.00	SF	85.00	100	2024	2023	98	30,988	
5	0476	VF 6 SBPL	1	100	0	0	108.00	LF	32.00	100	2024	2023	99	3,421	
6	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	100	2024	2023	99	594	

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
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		

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										315,700									
TOTAL LAND VALUE - MARKET										46,619									
TOTAL MARKET VALUE										65,000									
SOH/AGL Deduction										427,319									
ASSESSED VALUE										0									
TOTAL EXEMPTION VALUE										HX HB									
BASE TAXABLE VALUE										427,319									
TOTAL JUST VALUE										50,722									
NCON VALUE										376,597									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										427,319									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017986	SWIM POOL	73,294	12/07/2022
B1632922	NEW CONSTR	312,407	08/25/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2114/0141	4/04/2017	WD	Q	I	02	257,000			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: SHIVELY MARCUS DAVI									
2062/1496	7/26/2016	WD	Q	V	05	259,000			
GRANTOR: HERON ISLES JOINT VEN									
GRANTEE: DREAM FINDERS HOMES									

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2017] W13 FSP=[YR=2017] N4W17 S10 E16 N6 E1\$ W1 S6
W16 S30 FOP=[YR=2017] S7 E8 FGR=[YR=2017] S22 E22 N24 W14
S2 W8\$ N7 W8\$ E8 S7 E8 N2 E14 N41\$ PTR= E20 FUS=[YR=2017]
E16 N6 E14 S58 W4 S3 W3 S2 W8 N2 W3 N3 W1 N11 E1 N4
STR=[YR=2017] W4 N12 E4 S5 E4 S7 W4 \$ E4 N7 W4 N5 W4 S5 W8
N30\$ W20\$.