LOT 683
IN OR 2085/144
HERON ISLES PHASE THREE B

STEWART TROY J & TAMMY
85072 FURTHERVIEW CT
YULEE, FL 32097

2025

37-3N-28-0745-0683-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

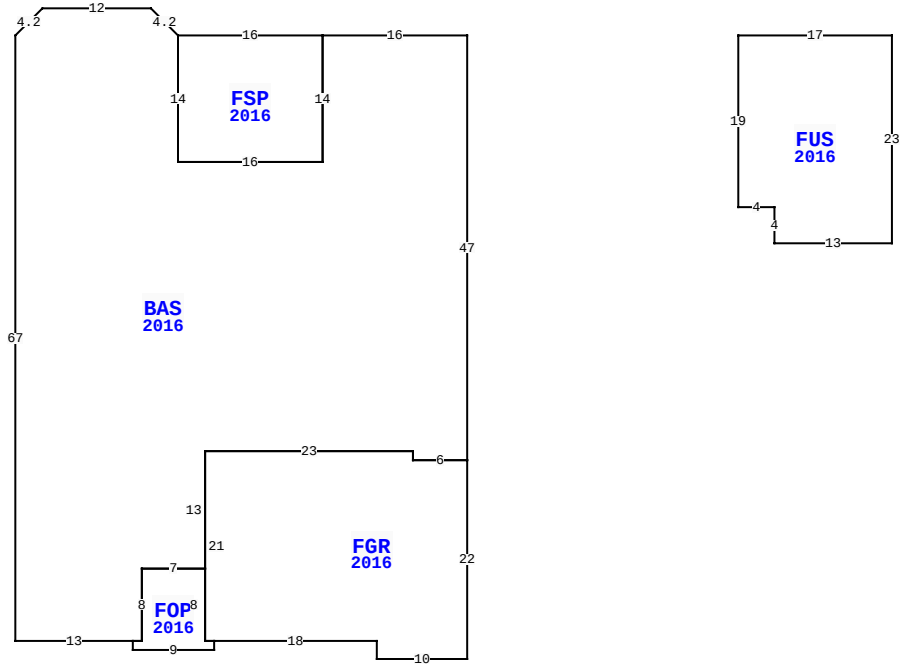
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,512	100	2016	2,512	265,073
FGR	623	55	2016	343	36,194
FOP	65	30	2016	20	2,110
FSP	224	40	2016	90	9,498
FUS	375	100	2016	375	39,571
TOTALS	3,799			3,340	352,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,340	109.3512	109.35	365,229	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2887 HX Base Yr



85072 FURTHERVIEW CT, 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		352,446
TOTAL MARKET OB/XF VALUE		5,064
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		422,510
SOH/AGL Deduction		0
ASSESSED VALUE		422,510
TOTAL EXEMPTION VALUE	13	422,510
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		422,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632663	CO ISSUED	0	11/21/2016
B1632663	NEW CONSTR	358,257	07/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/0144	11/21/2016	WD	Q	I	01	274,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STEWART TROY J & TA						
2048/0250	5/19/2016	WD	Q	V	05	259,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FSP=[YR=2016] W16 S14 E16 N14 $ S14 W16 N14 U3 L3 W12 D3 L3 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W6 N1 W23 S21 E1 $ W1 N8 W7 S8 W1 $ E1 N8 E7 N13 E23 S1 E6 N47 $ PTR= E30 FUS=[YR=2016] E17 S23 W13 N4 W4 N19 $W30$.

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	0811	CONCRETE B	0	100	0	0	1,025.00	SF	5.20	5.20	100	2016	2016	3	95	5,064	

LAND DESCRIPTION

TOTAL OB/XF 5,064

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS