LOT 684
HERON ISLES PHASE THREE B
PBK 8/138

BIBBINS TORELL
85066 FURTHERVIEW CT
YULEE, FL 32097

2025

37-3N-28-0745-0684-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

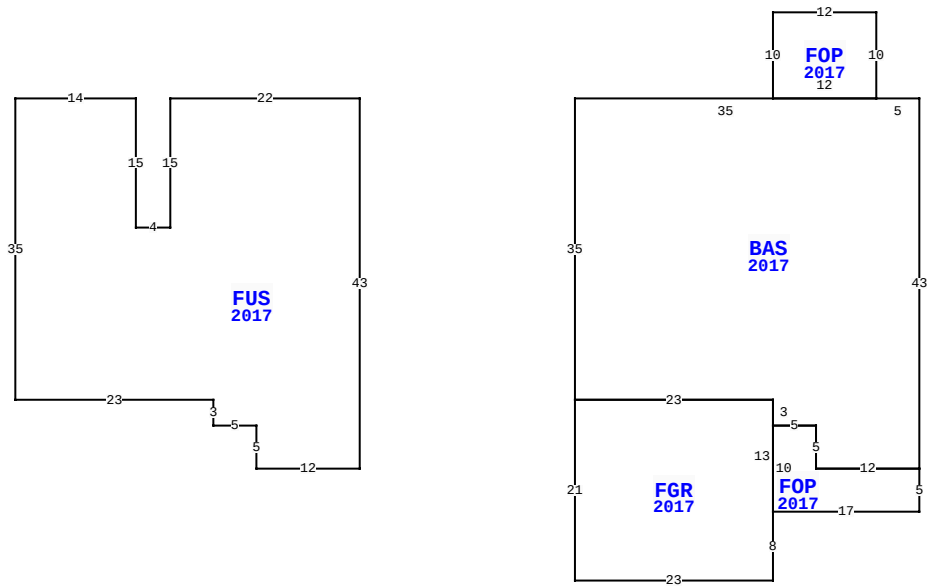
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	2017	1,511	162,682
FGR	483	55	2017	266	28,639
FOP	110	30	2017	33	3,553
FOP	120	30	2017	36	3,876
FUS	1,451	100	2017	1,451	156,222
TOTALS	3,675			3,297	354,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,297	111.5730	111.57	367,846	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2962 HX Base Yr 2022



85066 FURTHERVIEW CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,971
TOTAL MARKET OB/XF VALUE		55,430
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		475,401
SOH/AGL Deduction		113,547
ASSESSED VALUE		361,854
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,132
TOTAL JUST VALUE		475,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112501	SWIM POOL	63,000	09/17/2021
B1633215	CO ISSUED	0	04/26/2017
B1633215	NEW CONSTR	359,661	10/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/0315	8/31/2020	WD	Q	I	01	339,000
GRANTOR: BENGE STEPHEN P						
GRANTEE: BIBBINS TORELL						
2117/1359	4/26/2017	WD	Q	I	01	253,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BENGE STEPHEN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W5 FOP=[YR=2017] N10 W12 S10 E12$ W35 S35
FGR=[YR=2017] S21 E23 N8 FOP=[YR=2017] E17 N5 W12 N5 W5
S10$ N13 W23$ E23 S3 E5 S5 E12 N43$ PTR= W65 FUS=[YR=2017]
W22 S15 W4 N15 W14 S35 E23 S3 E5 S5 E12 N43$ E65$.

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	11	4	44.00	SF	6.50	6.50	100	2017	2017	3	96	275	
2	0810	CONCRETE A	0	100	22	29	638.00	SF	6.50	6.50	100	2017	2017	3	96	3,981	
3	0476	VF 6 SBPL	0	100	120	0	120.00	LF	32.00	32.00	100	2021	2021	3	96	3,686	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
5	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00	10.00	100	2021	2021	3	93	2,790	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
7	0861	POOL GUNIT	0	100	0	0	468.00	SF	85.00	85.00	100	2022	2022	3	95	37,791	
8	0845	KOOL DECK	0	100	0	0	882.00	SF	7.25	7.25	100	2022	2022	3	99	6,331	

LAND DESCRIPTION

TOTAL OB/XF 55,430

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 06/30/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS