LOT 685
HERON ISLES PHASE THREE B
PBK 8/138

ARAYA RONALD P & KATHRYN B
85060 FURTHERVIEW CT
YULEE, FL 32097

2025

37-3N-28-0745-0685-0000

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	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

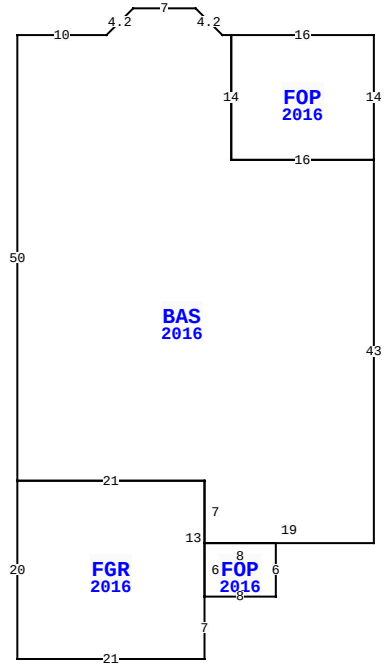
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2016	1,939	209,492
FGR	420	55	2016	231	24,958
FOP	48	30	2016	14	1,512
FOP	224	30	2016	67	7,238
TOTALS	2,631			2,251	243,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	111.9552	111.96	252,022	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 1939 HX Base Yr



85060 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	243,201
TOTAL MARKET OB/XF VALUE	3,083
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	311,284
SOH/AGL Deduction	21,936
ASSESSED VALUE	289,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,348
TOTAL JUST VALUE	311,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632282	CO ISSUED	0	08/26/2016
B1632282	NEW CONSTR	243,915	05/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2254/0411	2/08/2019	WD	Q	I	01	243,000
GRANTOR: KOTOPKA RYAN J & KATH						
GRANTEE: ARAYA RONALD P & KA						
2070/0612	9/01/2016	WD	Q	I	01	206,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KOTOPKA RYAN J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W1 U3 L3 W7 D3 L3 W10 S50 FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6 $ N13 W21 $ E21 S7 E19 N43 W16 N14 $ S14 E16 N14 $.

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	0	0	0	624.00	SF	5.20	5.20	100	2016	2016	3	95	3,083	

LAND DESCRIPTION

TOTAL OB/XF 3,083

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	0		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