LOT 686
HERON ISLES PHASE THREE B
PBK 8/138

VARAS CARLOS & VERONICA
85054 FURTHERVIEW CT
YULEE, FL 32097

**2025**

**37-3N-28-0745-0686-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

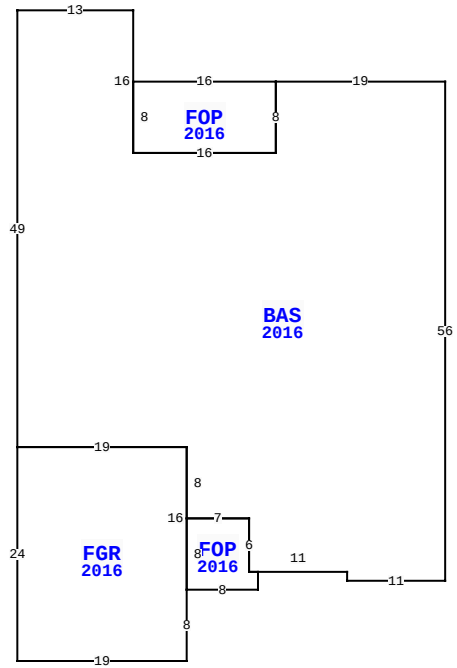
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 2,319 | 100 | 2016 | 2,319 | 269,508 |
| FGR | 456 | 55 | 2016 | 251 | 29,171 |
| FOP | 58 | 30 | 2016 | 17 | 1,976 |
| FOP | 128 | 30 | 2016 | 38 | 4,416 |
| TOTALS | 2,961 | | | 2,625 | 305,071 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,625 | 121.0608 | 121.06 | 317,782 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 2319 HX Base Yr 2021




85054 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 | | 305,071 |
| TOTAL MARKET OB/XF VALUE | | 31,725 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 401,796 |
| SOH/AGL Deduction | | 112,490 |
| ASSESSED VALUE | | 289,306 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 238,584 |
| TOTAL JUST VALUE | | 401,796 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 392,883 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1700815 | SWIM POOL | 37,000 | 02/03/2017 |
| B1632283 | CO ISSUED | 0 | 09/26/2016 |
| B1632283 | NEW CONSTR | 286,821 | 05/10/2016 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2368/0733 | 6/15/2020 | WD | Q | I | 01 | 324,000 |
| GRANTOR: MARTIN NOEL S & SHERR | | | | | | |
| GRANTEE: VARAS CARLOS & VERO | | | | | | |
| 2076/0566 | 9/27/2016 | WD | Q | I | 01 | 242,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: MARTIN NOEL S & SHE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] W16 S8 E16 N8 $ S8 W16 N16 W13 S49 FGR=[YR=2016] S24 E19 N8 FOP=[YR=2016] E8 N2 W1 N6 W7 S8 $ N16 W19 $ E19 S8 E7 S6 E11 S1 E11 N56 $.

### 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 | 653.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 95 | 3,226 | |
| 2 | 0866 | POOL FIBER | 0 | 100 | 0 | 0 | 265.00 | SF | 72.00 | 72.00 | 100 | 2018 | 2018 | 3 | 78 | 14,882 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 820.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 7,954 | |
| 4 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 130.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 92 | 3,827 | |
| 5 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 92 | 276 | |
| 6 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2018 | 2018 | 3 | 78 | 1,560 | |

### LAND DESCRIPTION

TOTAL OB/XF 31,725

| 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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS