LOT 688
HERON ISLES PHASE THREE B
PBK 8/138

LINKOUS MICHELLE
85042 FURTHERVIEW CT
YULEE, FL 32097

2025

37-3N-28-0745-0688-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

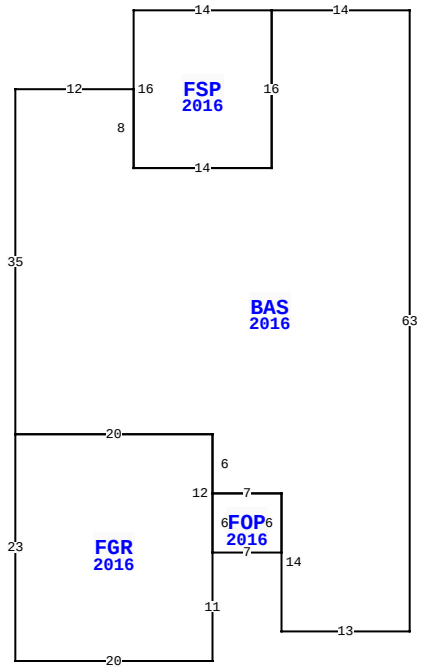
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,702	100	2016	1,702	199,588
FGR	460	55	2016	253	29,669
FOP	42	30	2016	13	1,525
FSP	224	40	2016	90	10,554
TOTALS	2,428			2,058	241,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,058	121.5249	121.52	250,088	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1702 HX Base Yr 2023



85042 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		241,335
TOTAL MARKET OB/XF VALUE		3,389
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		309,724
SOH/AGL Deduction		1,155
ASSESSED VALUE		308,569
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,847
TOTAL JUST VALUE		309,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632801	CO ISSUED	0	12/16/2016
B1632801	NEW CONSTR	219,462	08/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0445	4/20/2022	WD	Q	I	01	374,000
GRANTOR: BUTLER SHARON						
GRANTEE: LINKOUS MICHELLE						
2091/0336	12/15/2016	WD	Q	I	01	202,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BUTLER SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FSP=[YR=2016] W14 S16 E14 N16 $ S16 W14 N8 W12 S35 FGR=[YR=2016] S23 E20 N11 FOP=[YR=2016] E7 N6 W7 S6 $ N12 W20 $ E20 S6 E7 S14 E13 N63 $.

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	686.00	SF	5.20	5.20	100	2016	2016	3	95	3,389	

LAND DESCRIPTION

TOTAL OB/XF 3,389

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