LOT 689
HERON ISLES PHASE THREE B
PBK 8/138

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

2025

37-3N-28-0745-0689-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

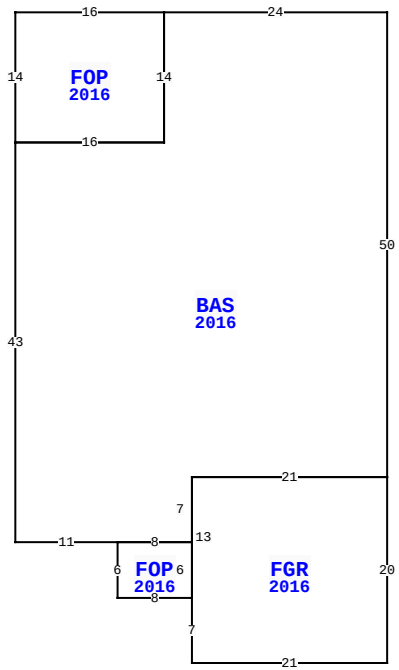
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2016	1,909	215,354
FGR	420	55	2016	231	26,059
FOP	48	30	2016	14	1,579
FOP	224	30	2016	67	7,558
TOTALS	2,601			2,221	250,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	117.5118	117.51	260,990	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 1909 HX Base Yr



85036 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	250,550
TOTAL MARKET OB/XF VALUE	3,186
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	318,736
SOH/AGL Deduction	0
ASSESSED VALUE	318,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,736
TOTAL JUST VALUE	318,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632488	CO ISSUED	0	10/20/2016
B1632488	NEW CONSTR	240,310	06/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1696	9/15/2021	WD	Q	I	01	345,000
GRANTOR: SHANK ALAN W & TONYA						
GRANTEE: AMERICAN HOMES 4 RE						
2079/1409	10/21/2016	WD	Q	I	01	200,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHANK ALAN WINTERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FOP=[YR=2016] W16 S14 E16 N14 $ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 FGR=[YR=2016] S7 E21 N20 W21 S13 $ N6 W8 $ E8 N7 E21 N50 $.

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	645.00	SF	5.20	5.20	100	2016	2016	3	95	3,186	

LAND DESCRIPTION

TOTAL OB/XF 3,186

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