

LOT 690
HERON ISLES PHASE THREE B
PBK 8/138

COULTER ALLEN J & CANDACE M
85030 FURTHERVIEW CT
YULEE, FL 32097

2025

37-3N-28-0745-0690-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	1,909	100	2016	1,909	217,046
DCK	192	10	2019	19	2,161
FGR	420	55	2016	231	26,263
FOP	48	30	2016	14	1,591
FSP	224	40	2016	90	10,233
TOTALS	2,793			2,263	257,295

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	637.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,263	117.8205	117.82	266,627	2016	2016	0	0	0	3.50	96.50	
1 SINGLE FAM - 100% - 2020 Heated Area: 1909 HX Base Yr													
85030 FURTHERVIEW CT, YULEE													

TOTAL OB/XF													
6,542													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,295	
TOTAL MARKET OB/XF VALUE		6,542	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		328,837	
SOH/AGL Deduction		614	
ASSESSED VALUE		328,223	
TOTAL EXEMPTION VALUE		13	328,223
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		328,837	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		318,973	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632267	CO ISSUED	0	09/16/2016
B1633026	FSPUNDER	1,500	09/01/2016
B1632267	NEW CONSTR	240,310	05/09/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/0636	5/16/2019	WD	Q	I	01	250,000	
GRANTOR: CHOUCHAN LOM & YULIYA							
GRANTEE: COULTER ALLEN J & C							
2074/0712	9/23/2016	WD	Q	I	01	225,500	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: CHOUCHAN LOM & YULI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2019] N12 W16 S12 E16\$ FSP=[YR=2016] W16 BAS=[YR=2016] W24 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 \$.									