LOT 696
HERON ISLES PHASE THREE B
PBK 8/138

NICHOLS ANTONIO
85003 FURTHERVIEW CT
YULEE, FL 32097

2025

37-3N-28-0745-0696-0000

BUILDING CHARACTERISTICS

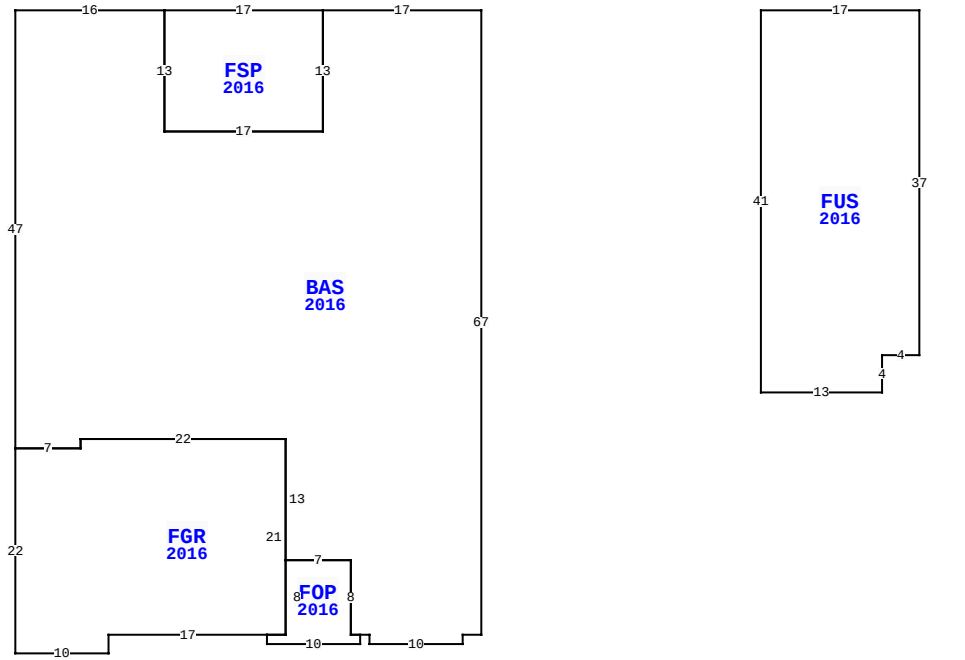
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,481	100	2016	2,481	262,208
FGR	622	55	2016	342	36,145
FOP	66	30	2016	20	2,114
FSP	221	40	2016	88	9,300
FUS	681	100	2016	681	71,972
TOTALS	4,071			3,612	381,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,612	110.0925	110.09	397,645	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2025 Heated Area: 3162 HX Base Yr 2025



85003 FURTHERVIEW CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		381,739
TOTAL MARKET OB/XF VALUE		3,888
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		450,627
SOH/AGL Deduction		0
ASSESSED VALUE		450,627
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		399,905
TOTAL JUST VALUE		450,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632664	CO ISSUED	0	12/19/2016
B1632664	NEW CONSTR	391,457	07/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/0556	2/26/2021	WD	Q	I	01	375,000
GRANTOR: RIVERS SEDRICK L & KI						
GRANTEE: NICHOLS ANTONIO						
2090/0858	12/19/2016	WD	Q	I	01	315,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RIVERS SEDRICK LORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] W17 S13 E17 N13 $ S13 W17 N13 W16 S47 FGR=[YR=2016] S22 E10 N2 E17 FOP=[YR=2016] S1 E10 N1 W1 N8 W7 S8 W2 $ E2 N21 W22 S1 W7 $ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67 $ PTR= E30 FUS=[YR=2016] E17 S37 W4 S4 W13 N41 $ W30$.

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	787.00	SF	5.20	5.20	100	2016	2016	3	95	3,888	

LAND DESCRIPTION

TOTAL OB/XF 3,888

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