LOT 697
HERON ISLES PHASE THREE B
PBK 8/138

WARREN DANIEL
85009 FURTHERVIEW CT
YULEE, FL 32097

2025

37-3N-28-0745-0697-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

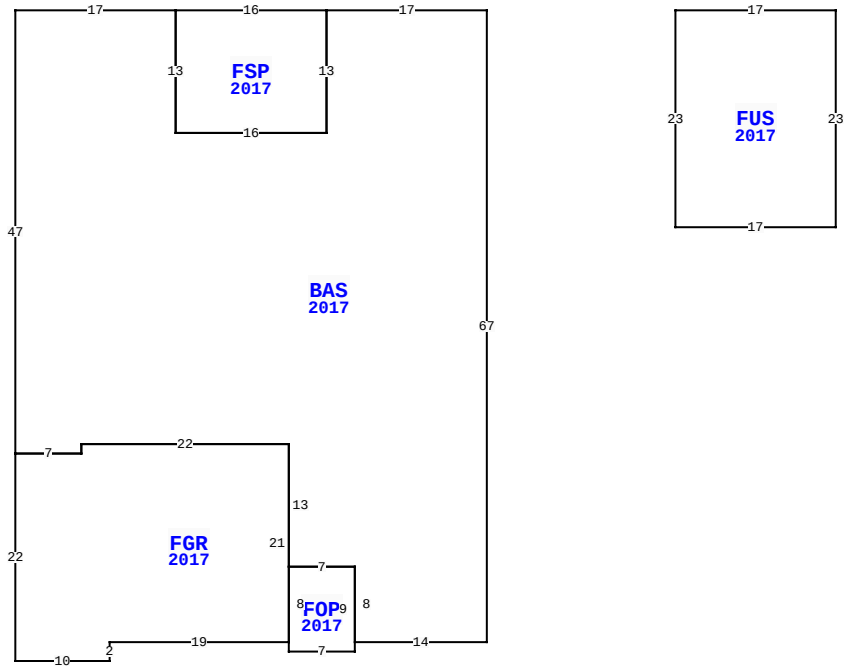
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2017	2,484	266,512
FGR	622	55	2017	342	36,694
FOP	63	30	2017	19	2,039
FSP	208	40	2017	83	8,906
FUS	391	100	2017	391	41,952
TOTALS	3,768			3,319	356,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,319	110.6070	110.61	367,115	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2875 HX Base Yr 2018



85009 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		356,102
TOTAL MARKET OB/XF VALUE		4,408
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		425,510
SOH/AGL Deduction		185,598
ASSESSED VALUE		239,912
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,190
TOTAL JUST VALUE		425,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632742	CO ISSUED	0	01/19/2017
B1632742	NEW CONSTR	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0906	2/28/2021	QC	U	I	11	100
GRANTOR: WARREN LYUDMYLA						
GRANTEE: WARREN DANIEL						
2098/0862	1/27/2017	WD	Q	I	01	300,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WARREN DANIEL & LYU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FSP=[YR=2017] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E19 FOP=[YR=2017] S1 E7 N9 W7 S8$ N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR= E20 FUS=[YR=2017] E17 S23 W17 N23$ W20$.

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	883.00	SF	5.20	5.20	100	2017	2017	3	96	4,408	

LAND DESCRIPTION

TOTAL OB/XF 4,408

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	000134	C	RES POND	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