LOT 698
HERON ISLES PHASE THREE B
PBK 8/138

METZGER GLENN KEITH & SHARON BRIGGS
85015 FURTHERVIEW CT
YULEE, FL 32097

2025

37-3N-28-0745-0698-0000

BUILDING CHARACTERISTICS

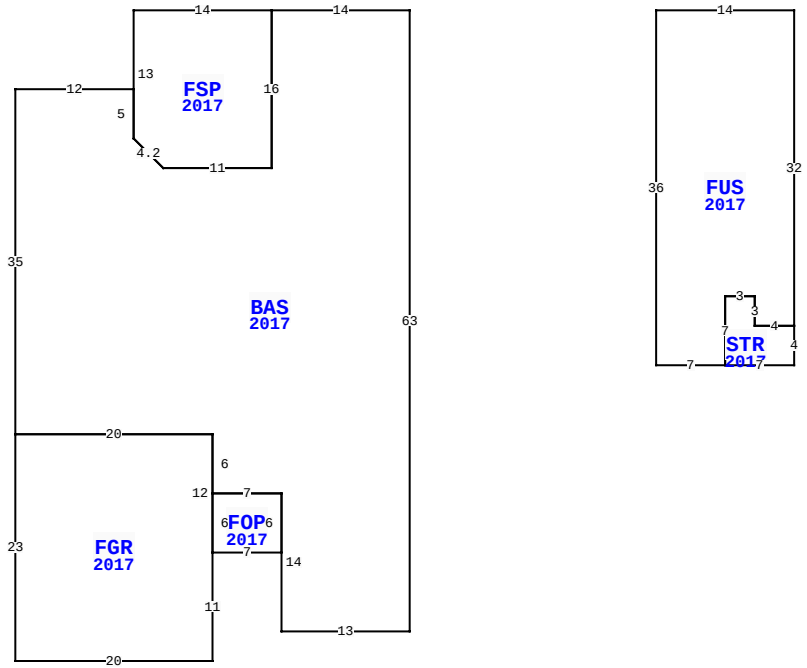
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,707	100	2017	1,707	192,270
FGR	460	55	2017	253	28,497
FOP	42	30	2017	13	1,465
FSP	220	40	2017	88	9,912
FUS	467	100	2017	467	52,601
STR	37	10	2017	4	450
TOTALS	2,933			2,532	285,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,532	116.1216	116.12	294,016	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2174 HX Base Yr 2021



85015 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		285,196
TOTAL MARKET OB/XF VALUE		3,551
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		353,747
SOH/AGL Deduction		91,950
ASSESSED VALUE		261,797
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,075
TOTAL JUST VALUE		353,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP161683	CO ISSUED	0	01/25/2017
B1632740	NEW CONSTR	271,536	07/28/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2359/1388	4/27/2020	WD	Q	I	01	273,900
GRANTOR: SWEZEY MATTHEW & BRID						
GRANTEE: METZGER GLENN KEITH						
2098/1090	1/27/2017	WD	Q	I	01	245,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SWEZEY MATTHEW & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FSP=[YR=2017] W14 S13 D3 R3 E11 N16$ S16 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63 $ PTR= E25 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W25$.

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	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	96	356	
2	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2017	2017	3	96	3,195	

LAND DESCRIPTION

TOTAL OB/XF 3,551

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