LOT 699
IN OR 2090/471
HERON ISLES PHASE THREE B

RYAN JUSTIN D & SARAH L
85021 FURTHERVIEW CT
YULEE, FL 32097

2025

37-3N-28-0745-0699-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

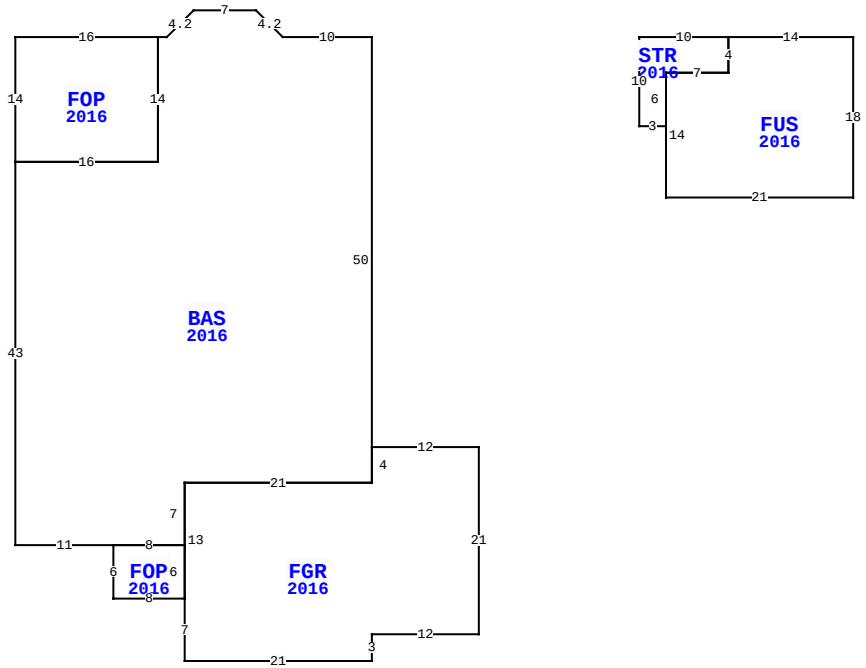
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,939	100	2016	1,939	217,277
FGR	672	55	2016	370	41,460
FOP	48	30	2016	14	1,569
FOP	224	30	2016	67	7,508
FUS	350	100	2016	350	39,220
STR	58	10	2016	6	673
TOTALS	3,291			2,746	307,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,746	116.1216	116.12	318,866	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2289 HX Base Yr 2017



85021 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		307,706
TOTAL MARKET OB/XF VALUE		4,891
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		377,597
SOH/AGL Deduction		151,854
ASSESSED VALUE		225,743
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,021
TOTAL JUST VALUE		377,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632739	CO ISSUED	0	12/14/2016
B1632739	NEW CONSTR	298,081	07/28/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2090/0471	12/13/2016	WD	Q	I	01	239,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RYAN JUSTIN D & SAR						
2055/1378	6/28/2016	WD	Q	V	05	148,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 U3 L3 W7 D3 L3 W1 FOP=[YR=2016] W16 S14 E16 N14 $ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 FGR=[YR=2016] S7 E21 N3 E12 N21 W12 S4 W21 S13$ N6 W8 $ E8 N7 E21 N50 $ PTR= E30 STR=[YR=2016] E10 FUS=[YR=2016] E14 S18 W21 N14 E7 N4 $ S4 W7 S6 W3 N10 $ 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	990.00	SF	5.20	5.20	100	2016	2016	3	95	4,891	

LAND DESCRIPTION

TOTAL OB/XF 4,891

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