LOT 51
HERON ISLES PHASE #1 PB 7/40

NELSON JUDITH E
96185 CORAL REEF RD
YULEE, FL 32097

2026

37-3N-28-0740-0051-0000

BUILDING CHARACTERISTICS

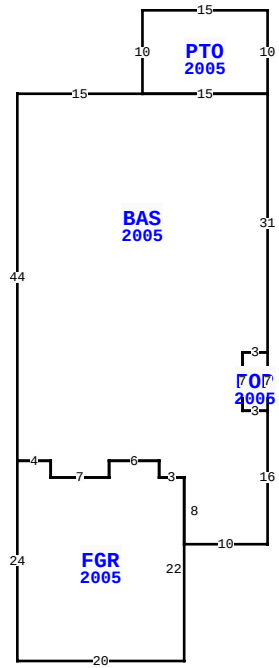
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,419	100	2005	1,419	146,791
FGR	460	55	2005	253	26,172
FOP	21	30	2005	6	621
PTO	150	5	2005	8	827
TOTALS	2,050			1,686	174,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,686	109.2000	114.66	193,317	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 100% - 2020 Heated Area: 1419 HX Base Yr 2020



96185 CORAL REEF RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,411
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		239,411
SOH/AGL Deduction		68,289
ASSESSED VALUE		171,122
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		114,711
TOTAL JUST VALUE		239,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16136	NEW CONSTR	2,000	11/01/2005
M10604	H/AC	0	11/01/2005
P09927	NEW CONSTR	0	08/01/2005
R0507780	REPAIR/RRF	3,000	06/01/2005
B0515445	NEW CONSTR	112,200	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0719	3/29/2019	WD	Q	I	01	178,000
GRANTOR: ELROD JUANITA L L/E &						
GRANTEE: NELSON JUDITH						
1529/1271	10/09/2007	WD	U	I	18	100
GRANTOR: ELROD JUANITA L						
GRANTEE: ELROD JUANITA L L/E						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W15 S10 BAS=[YR=2005] W15 S44 FGR=[YR=2005] S24 E20 N22 W3N2W6 S2W7N2W4$ E4S2E7N2E6S2E3S8 E10 N16
FOP=[YR=2005] N7 W3 S7 E3$ W3 N7 E3 N31 W15$ E15 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS