LOT 94
HERON ISLES PHASE 1 REPLAT
PB 7/152

BTR SCATTERED SITE OWNER 2 LLC
5001 PLAZA ON THE LAKE SUITE 2
AUSTIN, TX 78746

2026

37-3N-28-0740-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

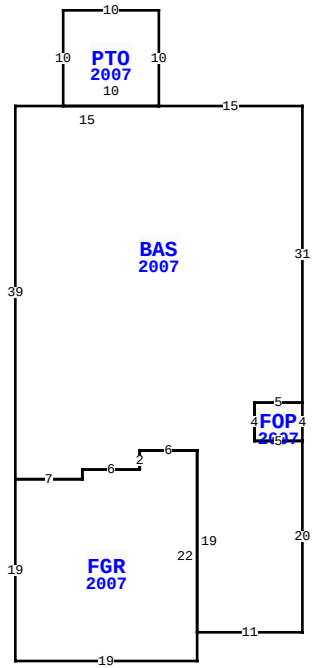
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,302	100	2007	1,302	139,075
FGR	385	55	2007	212	22,645
FOP	20	30	2007	6	641
PTO	100	5	2007	5	534
TOTALS	1,807			1,525	162,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,525	111.1800	116.74	178,028	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 2024 Heated Area: 1302 HX Base Yr



96015 CORAL REEF RD, 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	162,896
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	227,896
SOH/AGL Deduction	0
ASSESSED VALUE	227,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,896
TOTAL JUST VALUE	227,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19399	CO ISSUED	0	02/01/2007
E18768	NEW CONSTR	2,000	02/01/2007
M12704	H/AC	0	02/01/2007
R10052	REPAIR/RRF	5,000	02/01/2007
B19399	NEW CONSTR	120,000	02/01/2007
P12071	NEW CONSTR	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/1467	6/22/2023	SW	Q	I	01	285,700
GRANTOR: ARVM 5 LLC						
GRANTEE: BTR SCATTERED SITE						
2606/0805	11/30/2022	WD	Q	I	01	284,000
GRANTOR: BARNHART PAULA JO						
GRANTEE: ARVM 5 LLC						

BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

BAS=[YR=2007] W15 PTO=[YR=2007] N10W10S10 E10$W15S39
FGR=[YR=2007] S19E19N22W6 S2W6S1W7$ E7N1E6N2E6S19E11 N20
FOP=[YR=2007] N4W5S4E5$W5N4E5N31$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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