LOT 95
PT OR 2140/1132
HERON ISLES PHASE 1 REPLAT

AMH DEVELOPMENT LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

37-3N-28-0740-0095-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

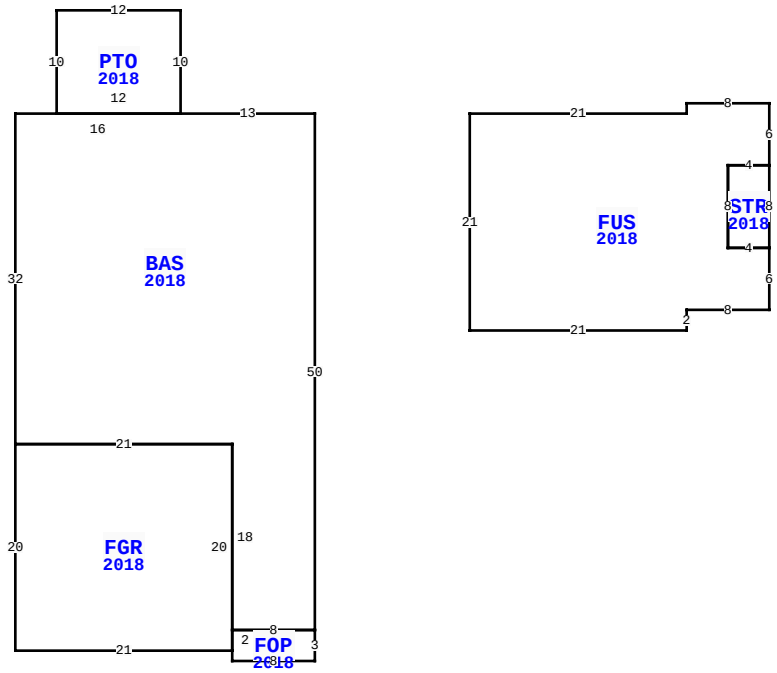
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	2018	1,072	120,912
FGR	420	55	2018	231	26,055
FOP	24	30	2018	7	790
FUS	569	100	2018	569	64,178
PTO	120	5	2018	6	677
STR	32	10	2018	3	339
TOTALS	2,237			1,888	212,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	110.7400	116.28	219,537	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 1641 HX Base Yr



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

96007 CORAL REEF RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	212,951
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	277,951
SOH/AGL Deduction	0
ASSESSED VALUE	277,951
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,951
TOTAL JUST VALUE	277,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632502	CO ISSUED	0	09/25/2018
B1632502	NEW CONSTR	206,998	06/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/1132	8/11/2017	TD	U	I	19	212,300
GRANTOR: CREWS GREGORY K TRUST						
GRANTEE: AMH DEVELOPMENT LLC						
1971/0914	3/30/2015	SW	U	V	37	49,000
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 PTO=[YR=2018] N10 W12 S10 E12$ W16 S32
FGR=[YR=2018] S20 E21 FOP=[YR=2018] S1 E8 N3 W8 S2$ N20
W21$ E21 S18 E8 N50$ PTR= E15 FUS=[YR=2018] E21 N1 E8 S6
STR=[YR=2018] S8 W4 N8 E4$ W4 S8 E4 S6 W8 S2 W21 N21$ W15$.

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	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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS