LOT 97
IN OR 1974/178
HERON ISLES PHASE 1 REPLAT

BAXTER MELISSA P
96003 CORAL REEF RD
YULEE, FL 32097

2026

37-3N-28-0740-0097-0000

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 70
Interior Floo	11	CLAY TILE 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

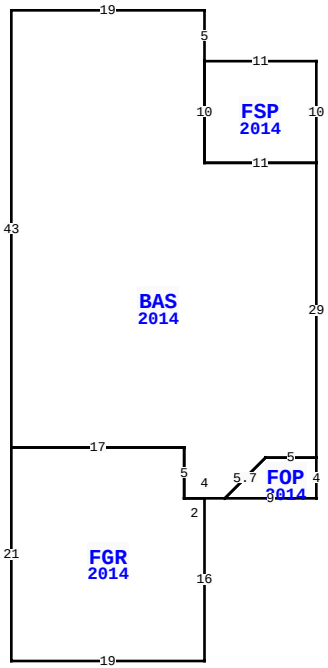
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,162	100	2014	1,162	142,128
FGR	389	55	2014	214	26,175
FOP	28	30	2014	8	979
FSP	110	40	2014	44	5,382
TOTALS	1,689			1,428	174,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	122.6160	128.75	183,855	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2018 Heated Area: 1162 HX Base Yr 2018



96003 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		174,662
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		239,662
SOH/AGL Deduction		82,294
ASSESSED VALUE		157,368
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,957
TOTAL JUST VALUE		239,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327802	CO ISSUED	0	02/03/2014
B1327802	NEW CONSTR	146,743	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0178	3/27/2015	WD	Q	I	02	137,000
GRANTOR: GRUBNER JOHN & GEORGI						
GRANTEE: BAXTER MELISSA P &						
1964/1854	2/23/2015	FJ	U	I	11	0
GRANTOR: GRUBNER JAMES S EST						
GRANTEE: GRUBNER JOHN & GEOR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W11 BAS=[YR=2014] N5 W19 S43 FGR=[YR=2014] S21 E19 N16 W2 N5 W17 $ E17 S5 E4 FOP=[YR=2014] E9 N4 W5 D4 L4 $ R4 U4 E5 N29 W11 N10 $ S10 E11 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