LOT 101
HERON ISLES PHASE 1 REPLAT
PB 7/152

BENNETT KIMBERLY GAIL L/E/
96006 CORAL REEF RD
YULEE, FL 32097

2026

37-3N-28-0740-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

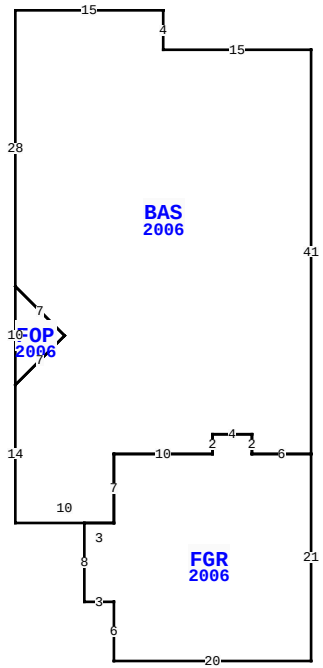
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,327	100	2006	1,327	148,784
FGR	452	55	2006	249	27,918
FOP	25	30	2006	8	897
TOTALS	1,804			1,584	177,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,584	117.7080	123.59	195,767	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2019 Heated Area: 1327 HX Base Yr 2019



96006 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		177,600
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		242,600
SOH/AGL Deduction		76,212
ASSESSED VALUE		166,388
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,977
TOTAL JUST VALUE		242,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11166	H/AC	0	03/01/2006
C16885	CO ISSUED	105,336	01/01/2006
R08763	REPAIR/RRF	3,000	01/01/2006
B16885	NEW CONSTR	105,336	01/01/2006
E16527	NEW CONSTR	2,000	01/01/2006
P10531	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2841/414	3/04/2025	LE	U	I	11	100
GRANTOR: BENNETT KIMBERLY GAIL						
GRANTEE: WILCOX EDGAR T & EL						
2230/1870	10/12/2018	WD	Q	I	01	163,500
GRANTOR: LANDTROOP LESLIE M						
GRANTEE: BENNETT KIMBERLY G						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N41 W15 N4 W15 S28
FOP=[YR=2006] S10 U5 R5 U5 L5 $ R5 D5 D5 L5 S14 E10 N7
E10 N2 E4 S2 E6$W6 N2 W4 S2 W10 S7 W3 S8 E3 S6 E20$.

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

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	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