LOT 102
HERON ISLES PHASE 1 REPLAT
PB 7/152

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

37-3N-28-0740-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

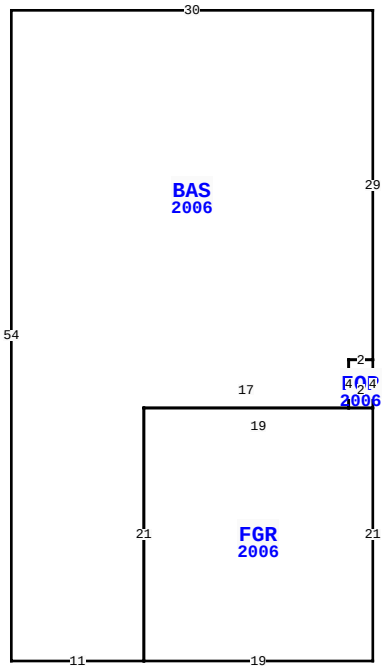
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,213	100	2006	1,213	143,365
FGR	399	55	2006	219	25,883
FOP	8	30	2006	2	237
TOTALS	1,620			1,434	169,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	124.0720	130.28	186,822	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 0% - 2024 Heated Area: 1213 HX Base Yr



96008 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	169,485
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	234,485
SOH/AGL Deduction	0
ASSESSED VALUE	234,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,485
TOTAL JUST VALUE	234,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226638	REMODEL	506	11/01/2012
E16741	NEW CONSTR	2,000	02/01/2006
M11035	H/AC	0	02/01/2006
C16884	CO ISSUED	94,494	01/01/2006
R08762	REPAIR/RRF	3,000	01/01/2006
B16884	NEW CONSTR	94,494	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1000	8/03/2023	WD	Q	I	01	267,000
GRANTOR: NAGEL DENNIS						
GRANTEE: YAMASA CO LTD						
2624/1264	3/01/2023	WD	Q	I	01	132,000
GRANTOR: MULLINS GENE L						
GRANTEE: NAGEL DENNIS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21FOP=[YR=2006] N4BAS=[YR=2006] N29 W30 S54 E11 N21 E17 N4 E2$ W2S4E2$W19 S21 E19$.

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 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