LOT 103
HERON ISLES PHASE 1 REPLAT
PB 7/152

ROBERTS LEONARD & KAREN
96012 CORAL REEF ROAD
YULEE, FL 32097

2026

37-3N-28-0740-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

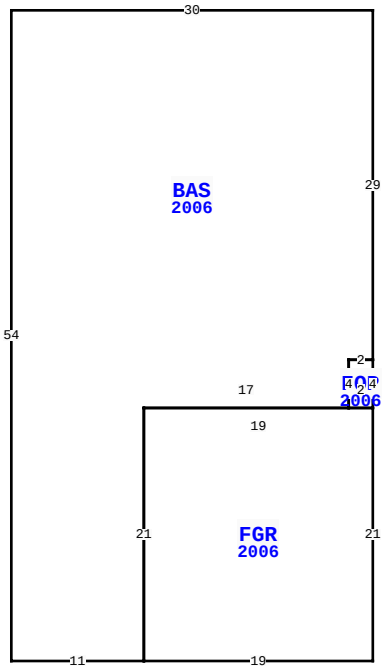
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	132,572
FGR	399	55	2006	219	23,935
FOP	8	30	2006	2	218
TOTALS	1,620			1,434	156,725

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	115.3360	121.10	173,657	2006	2006	0	0	0	9.75	90.25

1 SINGLE FAM 0% - 2025 Heated Area: 1213 HX Base Yr



96012 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	156,725
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	221,725
SOH/AGL Deduction	0
ASSESSED VALUE	221,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,725
TOTAL JUST VALUE	221,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012867	12X13 ROOM ADDITI	26,644	11/20/2025
M11034	H/AC	0	02/01/2006
C16886	CO ISSUED	94,494	01/01/2006
R08764	REPAIR/RRF	3,000	01/01/2006
B16886	NEW CONSTR	94,494	01/01/2006
E16528	NEW CONSTR	2,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1550	5/10/2024	WD	Q	I	01	299,000
GRANTOR: WILLIAMSON JASON LYLE						
GRANTEE: ROBERTS LEONARD & K						
2137/1695	8/03/2017	WD	U	I	37	120,000
GRANTOR: REHM DANE KEITH						
GRANTEE: WILLIAMSON JASON LY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21FOP=[YR=2006] N4 BAS=[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	000134	C	RES POND	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 05/28/2026 BY IB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS