LOT 104
HERON ISLES PHASE 1 REPLAT
PB 7/152

FKH SFR N LP
1850 PARKWAY PLACE
MARIETTA, GA 32205

2026

37-3N-28-0740-0104-0000

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 70
Interior Floo	08	SHT VINYL 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

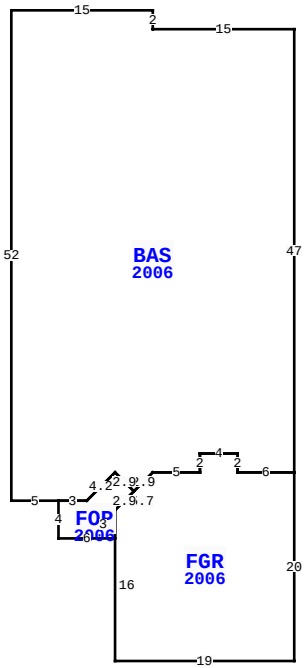
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,465	100	2006	1,465	152,389
FGR	380	55	2006	209	21,740
FOP	33	30	2006	10	1,041
TOTALS	1,878			1,684	175,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	109.2000	114.66	193,087	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 0% - 2024 Heated Area: 1465 HX Base Yr



96020 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	175,169
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	240,169
SOH/AGL Deduction	0
ASSESSED VALUE	240,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,169
TOTAL JUST VALUE	240,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16974	ELEC OTHER	2,000	03/01/2006
M11295	MECH OTHER	0	03/01/2006
C17126	CO ISSUED	111,972	02/01/2006
R08918	REPAIR/RRF	3,000	02/01/2006
B17126	NEW CONSTR	111,972	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1280	6/13/2023	SW	U	I	11	100
GRANTOR: FKH SFR L LP						
GRANTEE: FKH SFR N LP						
2588/0184	8/31/2022	WD	Q	I	01	319,000
GRANTOR: FREDERICKS JUSTIN BLA						
GRANTEE: FKH SFR L LP						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N20 BAS=[YR=2006] N47 W15 N2 W15 S52 E5
FOP=[YR=2006] S4 E6 N3 U2 R2 U2 L2 L3 D3 W3$E3 U3 R3 R2
D2 R2 U2 E5 N2 E4 S2 E6$W6 N2 W4 S2 W5 D4 L4 S16 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 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