LOT 135
HERON ISLES PHASE #1 PB 7/40

PINEDA JONATHAN
96204 CORAL REEF RD
YULEE, FL 32097

2026

37-3N-28-0740-0135-0000

BUILDING CHARACTERISTICS

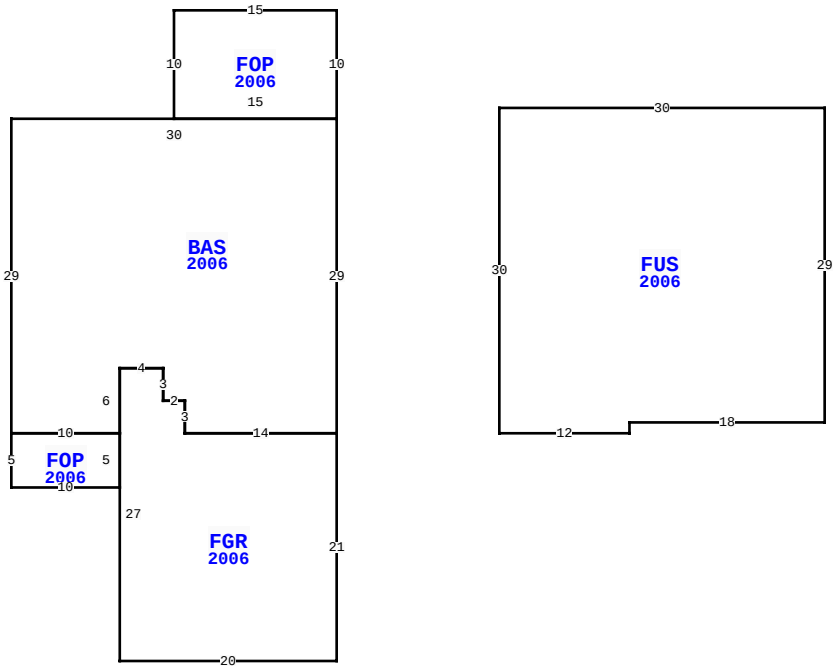
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	840	100	2006	840	85,348
FGR	450	55	2006	248	25,198
FOP	50	30	2006	15	1,524
FOP	150	30	2006	45	4,572
FUS	882	100	2006	882	89,616
TOTALS	2,372			2,030	206,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,030	106.7220	112.06	227,482	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 2026 Heated Area: 1722 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

96204 CORAL REEF RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,258
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	274,338
SOH/AGL Deduction	0
ASSESSED VALUE	274,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,338
TOTAL JUST VALUE	274,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108202	ROOF	11,630	06/22/2021
M0611666	H/AC	0	06/01/2006
E0617482	ELEC OTHER	1,900	06/01/2006
C17730	CO ISSUED	206,040	05/01/2006
P11109	OTHER	0	05/01/2006
R09280	REPAIR/RRF	1,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2870/1047	5/18/2026	WD	Q	I	01	350,000
GRANTOR: LE ANH						
GRANTEE: PINEDA JONATHAN						
2091/1256	12/29/2016	WD	Q	I	01	167,400
GRANTOR: LASSITER JOHN & KELLY						
GRANTEE: LE ANH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N29 FOP=[YR=2006] N10 W15 S10 E15$W30 S29 FOP=[YR=2006] S5 E10 N5 W10$E10 N6 E4 S3 E2 S3 E14$W14N3 W2 N3 W4 S27 E20$ PTR=N21E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 $ W15S21$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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