LOT 139
IN OR 2534/286
HERON ISLES PHASE #1 PB 7/40

SCHUMAN LLC
3500 S DUPONT HWY
DOVER, DE 19901

2026

37-3N-28-0740-0139-0000

BUILDING CHARACTERISTICS

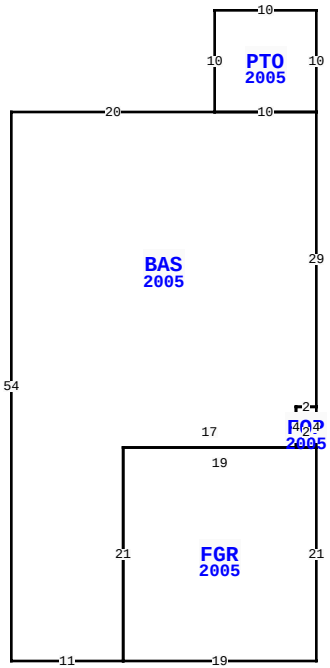
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,213	100	2005	1,213	129,900
FGR	399	55	2005	219	23,453
FOP	8	30	2005	2	214
PTO	100	5	2005	5	536
TOTALS	1,720			1,439	154,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	113.6720	119.36	171,759	2005	2005	0	0	0	10.28	89.72

1 SINGLE FAM 0% - 2023 Heated Area: 1213 HX Base Yr



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

96228 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	154,102
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	219,102
SOH/AGL Deduction	0
ASSESSED VALUE	219,102
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,102
TOTAL JUST VALUE	219,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15613	ELEC OTHER	0	08/01/2005
M10191	MECH OTHER	0	08/01/2005
P0509639	OTHER	0	06/01/2005
R07522	REPAIR/RRF	3,000	04/01/2005
B15072	NEW CONSTR	94,494	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0286	1/10/2022	WD	Q	I	01	249,900
GRANTOR: TAYLOR CAROLEE & STUA						
GRANTEE: SCHUMAN LLC						
1378/0923	1/03/2006	WD	U	I	21	159,000
GRANTOR: CREGER ELPHA A						
GRANTEE: TAYLOR CAROLEE & ST						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W10 S10 BAS=[YR=2005] W20 S54 E11 FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2$ W19 S21$ N21 E17 N4 E2 N29 W10$ E10 N10 $.

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