LOT 140
IN OR 2046/832
HERON ISLES PHASE #1 PB 7/40

KIRTSEY MONIQUE
96236 CORAL REEF RD
YULEE, FL 32097

2026

37-3N-28-0740-0140-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

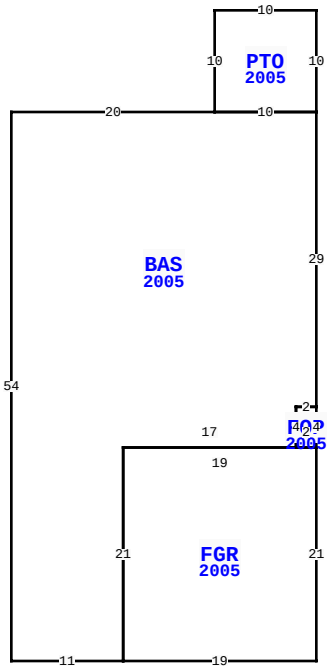
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 100% - 2017 Heated Area: 1213 HX Base Yr 2017



96236 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		154,102
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		219,582
SOH/AGL Deduction		81,822
ASSESSED VALUE		137,760
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,349
TOTAL JUST VALUE		219,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15970	ELEC OTHER	2,000	10/01/2005
M10463	MECH OTHER	0	10/01/2005
P09972	NEW CONSTR	0	09/01/2005
R0507782	REPAIR/RRF	3,000	06/01/2005
B0515447	NEW CONSTR	94,494	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/0832	5/16/2016	WD	Q	I	01	136,000
GRANTOR: PARKMAN JAMES C & NAN						
GRANTEE: KIRTSEY MONIQUE						
1758/0413	9/30/2011	WD	U	I	11	105,000
GRANTOR: LYNCH CHARLES						
GRANTEE: PARKMAN JAMES C & N						

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
2	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2007	2007	3	24	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	100		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