LOT 144
HERON ISLES PHASE #1 PB 7/40

FKH SFR L LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2026

37-3N-28-0740-0144-0000

BUILDING CHARACTERISTICS

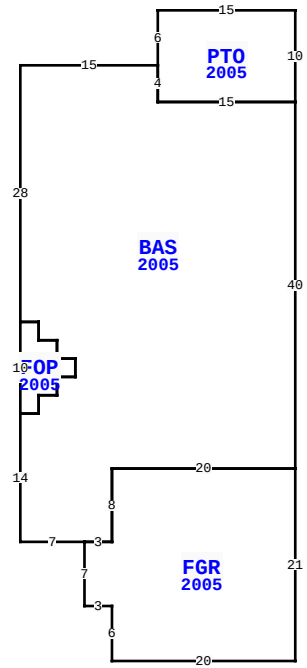
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,304	100	2005	1,304	139,859
FGR	441	55	2005	243	26,063
FOP	36	30	2005	11	1,180
PTO	150	5	2005	8	858
TOTALS	1,931			1,566	167,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,566	113.2200	118.88	186,166	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 0% - 2023 Heated Area: 1304 HX Base Yr



96266 CORAL REEF RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	167,959
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	232,959
SOH/AGL Deduction	0
ASSESSED VALUE	232,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,959
TOTAL JUST VALUE	232,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10374	MECH OTHER	0	09/01/2005
P09764	OTHER	0	07/01/2005
E0515195	ELEC OTHER	0	06/01/2005
R07567	REPAIR/RRF	3,000	04/01/2005
B15125	NEW CONSTR	105,336	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0133	8/17/2022	WD	U	I	37	315,000
GRANTOR: WALTZ VALERIE L						
GRANTEE: FKH SFR L LP						
2368/0676	6/12/2020	WD	Q	I	01	194,000
GRANTOR: HARRISON BAILEY A						
GRANTEE: WALTZ VALERIE L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W15 S6 BAS=[YR=2005] W15 S28 FOP=[YR=2005] S10 E2 N2 E2 N2 E2 N2 W2 N2 W2 N2 W2 N2 W2$ E2 S2 E2 S2 E2 S2 E2 S2 W2 S2 W2 S2 W2 S14 E7 FGR=[YR=2005] S7 E3 S6 E20 N21 W20 S8 W3$ E3 N8 E20 N40 W15 N4$ S4 E15 N10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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