LOT 146
IN OR 2252/1528
HERON ISLES PHASE #1 PB 7/40

AH4R PROPERTIES TWO LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALASBASAS, CA 91302

2026

37-3N-28-0740-0146-0000

BUILDING CHARACTERISTICS

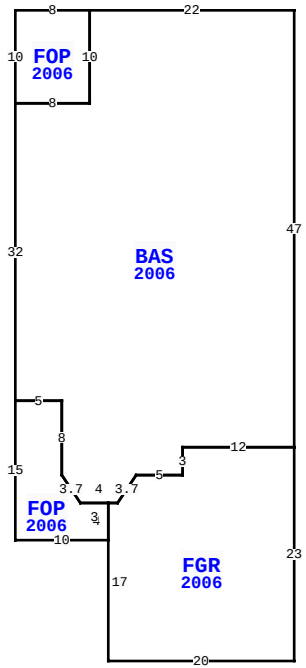
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,362	100	2006	1,362	147,561
FGR	430	55	2006	236	25,569
FOP	80	30	2006	24	2,600
FOP	98	30	2006	29	3,142
TOTALS	1,970			1,651	178,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	113.8000	119.49	197,278	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1362 HX Base Yr



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

96282 CORAL REEF RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	178,872
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	246,952
SOH/AGL Deduction	0
ASSESSED VALUE	246,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,952
TOTAL JUST VALUE	246,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17600	ELEC OTHER	1,900	07/01/2006
M0611707	H/AC	0	06/01/2006
P0611195	OTHER	0	06/01/2006
C17707	CO ISSUED	179,490	05/01/2006
R09268	REPAIR/RRF	1,500	05/01/2006
B17707	NEW CONSTR	179,490	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2252/1528	1/28/2019	WD	Q	I	01	172,000
GRANTOR: STUCKEY AMBER L						
GRANTEE: AH4R PROPERTIES TWO						
1978/1761	4/30/2015	SW	U	I	12	135,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: STUCKEY AMBER L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FOP=[YR=2006] W8 S10 E8 N10$S10 W8 S32 FOP=[YR=2006] S15 E10 N4 W3 U3 L2 N8 W5$E5 S8 R2 D3 E4 U3 R2 E5 N3 E12$W12 S3 W5 D3 L2 W1 S17 E20$.

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	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