LOT 147
HERON ISLES PHASE #1 PB 7/40

OTROMPKE DOUGLAS/NOBLE JOEY MICHELLE
96290 CORAL REEF ROAD
YULEE, FL 32097

2026

37-3N-28-0740-0147-0000

BUILDING CHARACTERISTICS

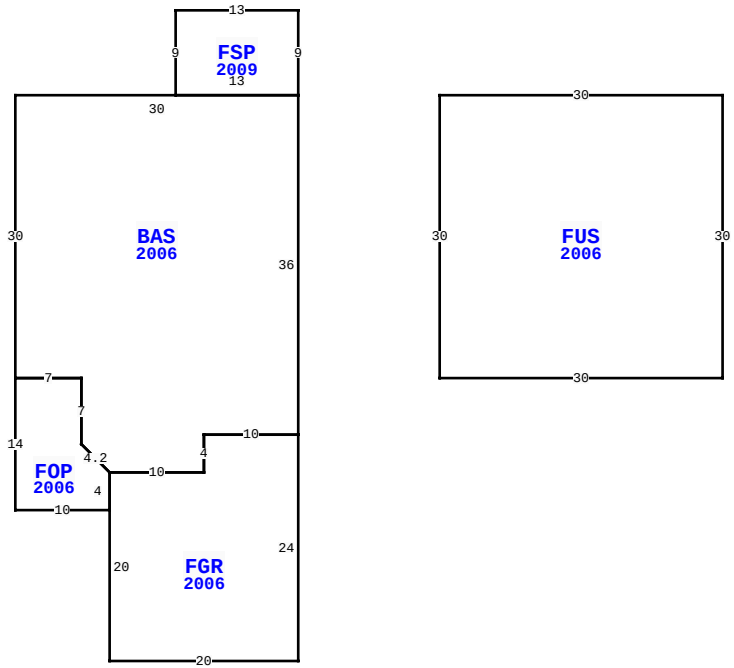
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,086	100	2006	1,086	115,343
FGR	440	55	2006	242	25,703
FOP	115	30	2006	34	3,612
FSP	117	40	2009	47	4,992
FUS	900	100	2006	900	95,588
TOTALS	2,658			2,309	245,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,309	114.0720	119.78	276,572	2006	2006	2	0	0	9.33	88.67

1 SINGLE FAM 0% - 2026 Heated Area: 1986 HX Base Yr



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

96290 CORAL REEF RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	245,236
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	313,316
SOH/AGL Deduction	0
ASSESSED VALUE	313,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,316
TOTAL JUST VALUE	313,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2109546	ROOF	10,000	07/21/2021
E17734	ELEC OTHER	1,900	07/01/2006
M0611706	H/AC	0	06/01/2006
P0611191	OTHER	0	06/01/2006
C17770	CO ISSUED	220,315	05/01/2006
R09310	REPAIR/RRF	1,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2815/1870	9/15/2025	WD	Q	I	01	316,000
GRANTOR: PRESNELL MICHAEL & ZA						
GRANTEE: OTROMPKE DOUGLAS						
2497/0099	8/31/2021	WD	Q	I	01	303,000
GRANTOR: LUSTER ROY B & GLORIA						
GRANTEE: PRESNELL MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N24 BAS=[YR=2006] N36 FSP=[YR=2009] N9 W13 S9 E13$W30 S30 FOP=[YR=2006] S14 E10 N4 L3 U3 N7 W7$E7S7 R3 D3 E10 N4 E10$W10 S4 W10 S20 E20$ PTR=E15N30 FUS=[YR=2006] N30 E30 S30 W30$ W15 S30$.

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