

CORONA OMAR
96014 MORTON LANE
YULEE, FL 32097

37-3N-28-0740-0255-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05	AVERAGE 80			
Exterior Wall	21	STONE 20			
RooF Structur	03	GABLE/HIP 100			
RooF Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	100			
Bathrooms	2	100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 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	1,753	100	2005	1,753	177,996
FGR	420	55	2005	231	23,456
FOP	42	30	2005	13	1,320
FOP	140	30	2005	42	4,265
TOTALS	2,355			2,039	207,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	107.2120	112.57	229,530	2005	2005	0	0	0	9.80	90.20

1 SINGLE FAM 0% - 2025
Heated Area: 1753
HX Base Yr

Diagram showing building footprint (BAS) and other areas (FGR, FOP) with dimensions and area values.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					207,036				
TOTAL MARKET OB/XF VALUE					3,045				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					275,081				
SOH/AGL Deduction					0				
ASSESSED VALUE					275,081				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					275,081				
TOTAL JUST VALUE					275,081				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					279,966				

PERMIT NUM DESCRIPTION AMT ISSUED

E15287 ELEC OTHER 2,000 07/01/2005

M09964 MECH OTHER 0 07/01/2005

P0509437 OTHER 0 05/01/2005

R046988 REPAIR/RRF 5,000 12/01/2004

B0414226 NEW CONSTR 132,259 12/01/2004

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2702/1068 3/22/2024 WD Q I 01 328,500

GRANTOR: BHKM IV LLC

GRANTEE: CORONA OMAR

2597/0493 10/06/2022 SW U I 11 100

GRANTOR: JAXSAT GROUP LLC

GRANTEE: BHKM IV LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2005] W14 S10 E14 N10\$ S10 W14 N10 W15 S47 FGR=[YR=2005] S21 E20 N21 W20\$ E22 FOP=[YR=2005] E7 N6 W7 S6\$ N6 E7 S11 E11 N52\$.

LAND DESCRIPTION

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

EXTRA FEATURES

96014 MORTON LN, YULEE

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

05/13/2025 MLU

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	100	2005	2005	3	87	3,045	

TOTAL OB/XF 3,045

REVIEW DATE 01/01/2023 BY CD

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

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