LOT 684
HERON ISLES PHASE THREE B
PBK 8/138

BIBBINS TORELL
85066 FURTHERVIEW CT
YULEE, FL 32097

2026

37-3N-28-0745-0684-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

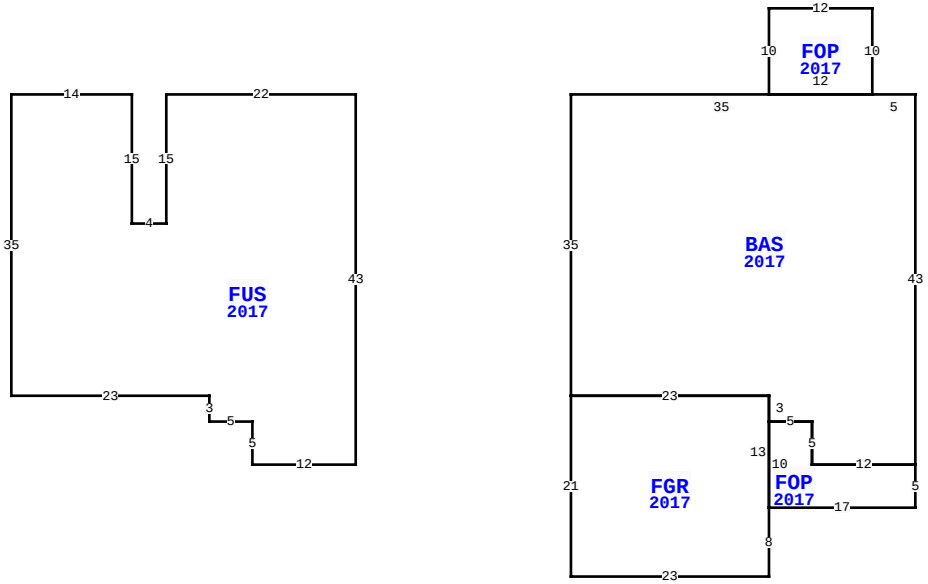
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	2017	1,511	161,839
FGR	483	55	2017	266	28,491
FOP	110	30	2017	33	3,535
FOP	120	30	2017	36	3,856
FUS	1,451	100	2017	1,451	155,412
TOTALS	3,675			3,297	353,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,297	106.2600	111.57	367,846	2017	2017	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2962 HX Base Yr 2022



85066 FURTHERVIEW CT, 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		353,132
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		468,132
SOH/AGL Deduction		96,508
ASSESSED VALUE		371,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		320,213
TOTAL JUST VALUE		468,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112501	SWIM POOL	63,000	09/17/2021
B1633215	CO ISSUED	0	04/26/2017
B1633215	NEW CONSTR	359,661	10/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0315	8/31/2020	WD	Q	I	01	339,000
GRANTOR: BENGE STEPHEN P						
GRANTEE: BIBBINS TORELL						
2117/1359	4/26/2017	WD	Q	I	01	253,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BENGE STEPHEN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W5 FOP=[YR=2017] N10 W12 S10 E12$ W35 S35
FGR=[YR=2017] S21 E23 N8 FOP=[YR=2017] E17 N5 W12 N5 W5
S10$ N13 W23$ E23 S3 E5 S5 E12 N43$ PTR= W65 FUS=[YR=2017]
W22 S15 W4 N15 W14 S35 E23 S3 E5 S5 E12 N43$ E65$.

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
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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