LOT 688
HERON ISLES PHASE THREE B
PBK 8/138

LINKOUS MICHELLE
85042 FURTHERVIEW CT
YULEE, FL 32097

2026

37-3N-28-0745-0688-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

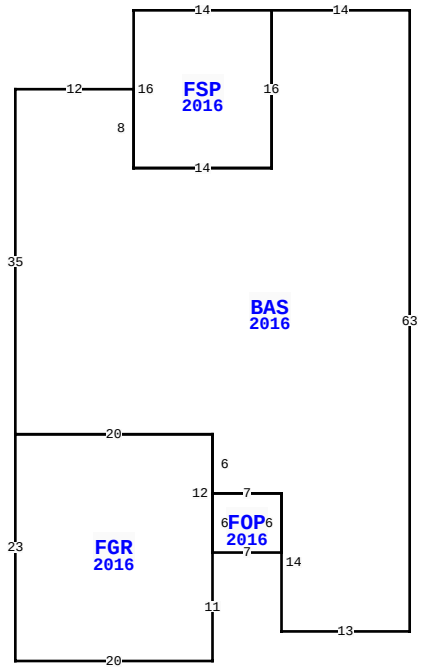
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,702	100	2016	1,702	198,554
FGR	460	55	2016	253	29,515
FOP	42	30	2016	13	1,517
FSP	224	40	2016	90	10,500
TOTALS	2,428			2,058	240,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,058	115.7380	121.52	250,088	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 1702 HX Base Yr 2023



85042 FURTHERVIEW CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,084
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		305,084
SOH/AGL Deduction		0
ASSESSED VALUE		305,084
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,673
TOTAL JUST VALUE		305,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632801	CO ISSUED	0	12/16/2016
B1632801	NEW CONSTR	219,462	08/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0445	4/20/2022	WD	Q	I	01	374,000
GRANTOR: BUTLER SHARON						
GRANTEE: LINKOUS MICHELLE						
2091/0336	12/15/2016	WD	Q	I	01	202,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BUTLER SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FSP=[YR=2016] W14 S16 E14 N16 $ S16 W14 N8 W12 S35 FGR=[YR=2016] S23 E20 N11 FOP=[YR=2016] E7 N6 W7 S6 $ N12 W20 $ E20 S6 E7 S14 E13 N63 $.

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	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