

LOT 690
HERON ISLES PHASE THREE B
PBK 8/138

COULTER ALLEN J & CANDACE M
85030 FURTHERVIEW CT
YULEE, FL 32097

2026

37-3N-28-0745-0690-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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
BAS	1,909	100
DCK	192	10
FGR	420	55
FOP	48	30
FSP	224	40
TOTALS	2,793	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,263	112.2100	117.82	266,627	2016	2016	0	0	0	4.00	96.00	
1 SINGLE FAM 100% - 2020 Heated Area: 1909 HX Base Yr													
85030 FURTHERVIEW CT, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/13/2025 MLU													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		255,962	
TOTAL MARKET OB/XF VALUE		3,360	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		324,322	
SOH/AGL Deduction		0	
ASSESSED VALUE		324,322	
TOTAL EXEMPTION VALUE		13	324,322
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		324,322	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632267	CO ISSUED	0	09/16/2016
B1633026	FSPUNDER	1,500	09/01/2016
B1632267	NEW CONSTR	240,310	05/09/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2275/0636	5/16/2019	WD	Q	I	01	250,000
GRANTOR: CHOUCHAN LOM & YULIYA						
GRANTEE: COULTER ALLEN J & C						
2074/0712	9/23/2016	WD	Q	I	01	225,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CHOUCHAN LOM & YULI						

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
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	96

BUILDING NOTES													
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BUILDING DIMENSIONS
DCK=[YR=2019] N12 W16 S12 E16\$ FSP=[YR=2016] W16
BAS=[YR=2016] W24 S50 FGR=[YR=2016] S20 E21 N7
FOP=[YR=2016] E8 N6 W8 S6 \$ N13 W21 \$ E21 S7 E19 N43 W16 N14
\$ S14 E16 N14 \$.

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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00