LOT 691
HERON ISLES PHASE THREE B
PBK 8/138

DONG CHENG QIU/JIANG XIAOYING
95117 POPLAR WAY
FERNANDINA BEACH, FL 32034

2026

37-3N-28-0745-0691-0000

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 50
Interior Floo	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

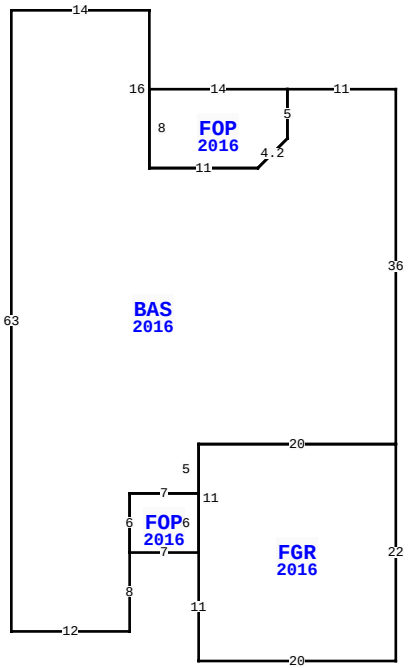
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	2016	1,672	190,768
FGR	440	55	2016	242	27,612
FOP	42	30	2016	13	1,483
FOP	108	30	2016	32	3,651
TOTALS	2,262			1,959	223,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	113.1900	118.85	232,827	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2025 Heated Area: 1672 HX Base Yr



85024 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	223,514
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	288,514
SOH/AGL Deduction	0
ASSESSED VALUE	288,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,514
TOTAL JUST VALUE	288,514
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632491	CO ISSUED	0	10/18/2016
B1632491	NEW CONSTR	216,917	06/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1865	7/08/2024	WD	Q	I	02	358,000
GRANTOR: HAWBAKER CRISTINA W						
GRANTEE: DONG CHENG QIU						
2078/1377	10/18/2016	WD	Q	I	01	192,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAWBAKER CRISTINA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 FOP=[YR=2016] W14 S8 E11 U3 R3 N5 $ S5 L3 D3 W11 N16 W14 S63 E12 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N22 W20 S11 $ N6 W7 S6 $ N6 E7 N5 E20 N36 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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