LOT 692
IN OR 2083/1092
HERON ISLES PHASE THREE B

REES EDWARD E & HOLLI M
85018 FURTHERVIEW CT
YULEE, FL 32097

2026

37-3N-28-0745-0692-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

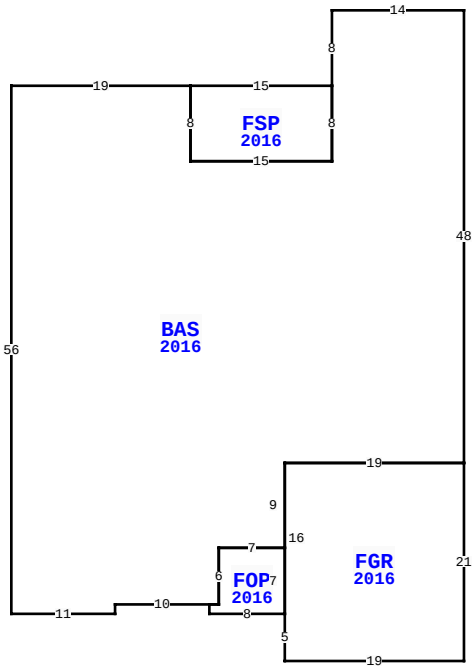
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2016	2,316	259,066
FGR	399	55	2016	219	24,497
FOP	50	30	2016	15	1,678
FSP	120	40	2016	48	5,369
TOTALS	2,885			2,598	290,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,598	111.5520	117.13	304,304	2016	2016	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 0 Heated Area: 2316 HX Base Yr



85018 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	290,610
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	355,610
SOH/AGL Deduction	0
ASSESSED VALUE	355,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,610
TOTAL JUST VALUE	355,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632490	CO ISSUED	0	11/08/2016
B1633288	NEW CONSTR	0	10/25/2016
B1632490	NEW CONSTR	282,616	06/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/1092	11/08/2016	WD	Q	I	01	230,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REES EDWARD E & HOL						
2048/0250	5/19/2016	WD	Q	V	05	259,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 S8 FSP=[YR=2016] W15 S8 E15 N8 $ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2016] S1 E8 FGR=[YR=2016] S5 E19 N21 W19 S16 $ N7 W7 S6 W1 $ E1 N6 E7 N9 E19 N48 $.

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