LOT 694
IN OR 2071/1721
HERON ISLES PHASE THREE B

PATTERSON KEVIN & LINDA
85006 FURTHERVIEW CT
YULEE, FL 32097

2026

37-3N-28-0745-0694-0000

BUILDING CHARACTERISTICS

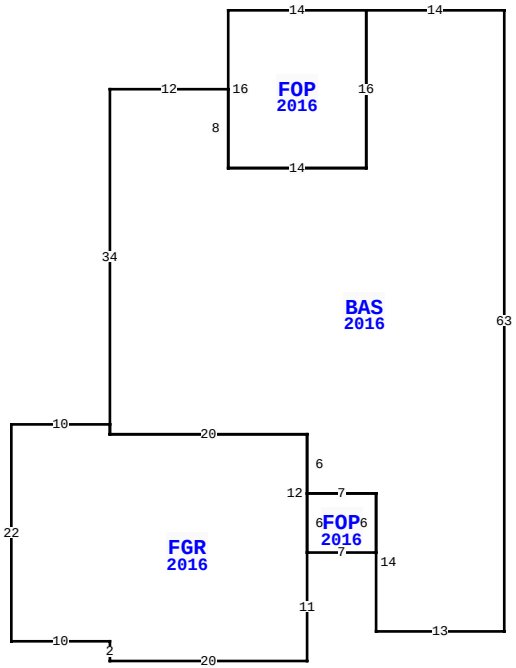
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	191,702
FGR	680	55	2016	374	42,125
FOP	42	30	2016	13	1,465
FOP	224	30	2016	67	7,546
TOTALS	2,648			2,156	242,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	111.9160	117.51	253,352	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2017 Heated Area: 1702 HX Base Yr 2017



85006 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		242,838
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		307,838
SOH/AGL Deduction		106,368
ASSESSED VALUE		201,470
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,059
TOTAL JUST VALUE		307,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632266	CO ISSUED	0	10/31/2016
B1632266	NEW CONSTR	228,379	05/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/1721	9/12/2016	WD	Q	I	01	230,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PATTERSON KEVIN & L						
2041/1435	4/21/2016	WD	U	V	11	100
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2016] W14 S16 E14 N16 $ S16 W14 N8 W12 S34 FGR=[YR=2016] W10 S22 E10 S2 E20 N11 FOP=[YR=2016] E7 N6 W7 S6 $ N12 W20 N1 $ S1 E20 S6 E7 S14 E13 N63 $.

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	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