

LOT 18
IN OR 1411/174
HERON ISLES PHASE #1 PB 7/40

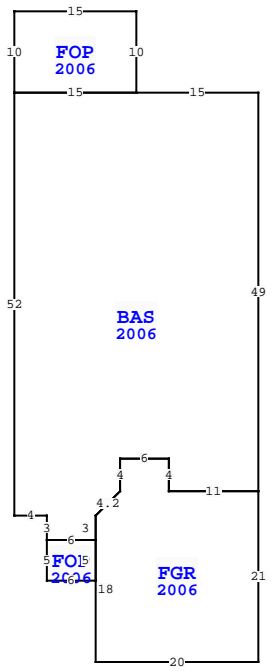
PACIUS WOINA
96002 STARLIGHT LANE
YULEE, FL 32097

2023

37-3N-28-0740-0018-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 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	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,499	100	1,499
FGR	440	55	242
FOP	30	30	9
FOP	150	30	45
TOTALS	2,119		1,795
			179,212

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2007		Heated Area: 1499					HX Base Yr 2007	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			179,212
TOTAL MARKET OB/XF VALUE			12,006
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			246,218
SOH/AGL Deduction			120,895
ASSESSED VALUE			125,323
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			75,323
TOTAL JUST VALUE			246,218
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105554	ROOF	15,000	05/03/2021
B26083	ADDITION	800	05/01/2012
M11061	H/AC	0	04/28/2006
E16591	NEW CONSTR	1,950	04/28/2006
P10363	NEW CONSTR	0	04/28/2006
M11061	H/AC	0	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0174	5/10/2006	WD Q	Q	I		191,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PACIUS WOINA						
1341/1484	8/15/2005	WD U	V	19		328,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0810	CONCRETE A	0 100	85	16	1,360.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50	100	2006
4	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	100	2012

TOTAL OB/XF												12,006			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							NOTES			

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2006] N21 BAS=[YR=2006] N49 W15 FOP=[YR=2006] N10 W15 S10 E15\$W15 S52 E4 S3 FOP=[YR=2006] S5 E6 N5 W6\$ E6N3 U3 R3 N4 E6 S4 E11\$W11 N4 W6 S4 D3 L3 S18 E20\$.											

LAND DESCRIPTION												TOTAL OB/XF												12,006			
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000										