

LOT 38
IN OR 2090/1508
HERON ISLES PHASE #1 PB 7/40

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

37-3N-28-0740-0038-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																													
Exterior Wall	05	AVERAGE 90	0100	01	1,434	125.0392	112.85	161,827	2006	2006	0	0	0	7.95	92.05	STANDARD																												
Exterior Wall	20	FACE BRICK 10	1 SINGLE FAM - 0% - 0														Heated Area: 1213														HX Base Yr													
Roof Structur	03	GABLE/HIP 100																																										
Roof Cover	03	COMP SHNGL 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floo	14	CARPET 70																																										
Interior Floo	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	SUBAREA MARKET VALUE																																								
BAS	1,213	100	1,213	126,004																																								
FGR	399	55	219	22,749																																								
FOP	8	30	2	208																																								
TOTALS			1,620	1,434	148,962																																							
EXTRA FEATURES																		96015 SUNFISH LN, YULEE																										
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	OB/XF MKT VALUE	NOTES																											
1	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	88	572																												
2	0810	CONCRETE A	0	0	39	15	585.00	SF	6.50	6.50	100	2006	2006	3	88	3,346																												
3	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	100	2006	2006	3	88	652																												
LAND DESCRIPTION																		TOTAL OB/XF 4,570																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																											
REVIEW DATE 06/29/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																												