LOT 44
IN OR 1999/638
HERON ISLES PHASE #1 PB 7/40

COOPER ERIN M
96010 SUNFISH LN
YULEE, FL 32097

**2023**

**37-3N-28-0740-0044-0000**

## BUILDING CHARACTERISTICS

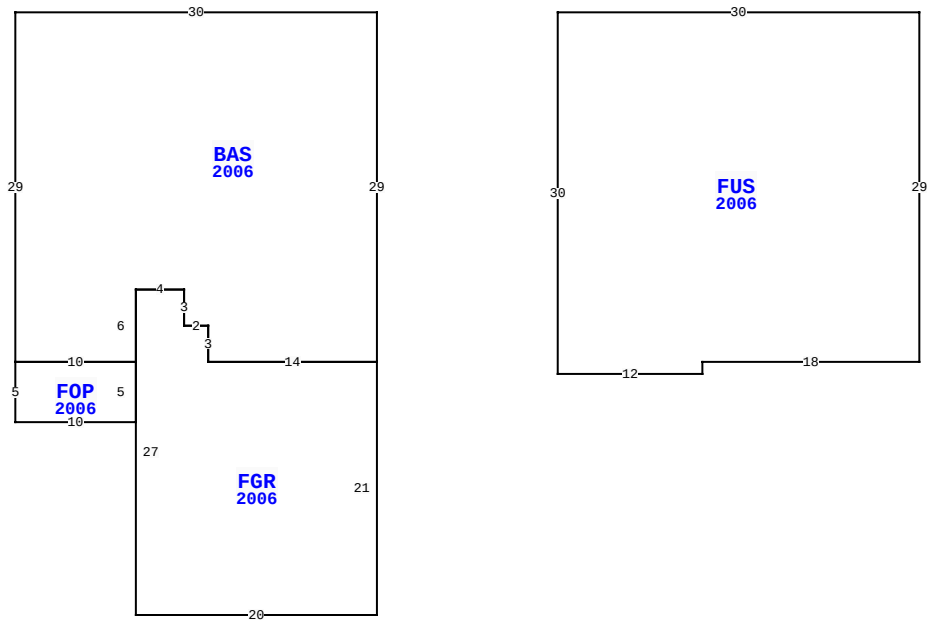
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 840 | 100 | 840 | 82,190 |
| FGR | 450 | 55 | 248 | 24,266 |
| FOP | 50 | 30 | 15 | 1,467 |
| FUS | 882 | 100 | 882 | 86,299 |
| TOTALS | 2,222 | | 1,985 | 194,222 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,985 | 117.3942 | 105.95 | 210,311 | 2006 | 2006 | 0 | 0 | 0 | 7.65 | 92.35 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1722 HX Base Yr 2017




96010 SUNFISH LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 194,222 |
| TOTAL MARKET OB/XF VALUE | | 4,107 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 253,329 |
| SOH/AGL Deduction | | 101,220 |
| ASSESSED VALUE | | 152,109 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 102,109 |
| TOTAL JUST VALUE | | 253,329 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 219,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M11017 | H/AC | 0 | 02/01/2006 |
| E16127 | NEW CONSTR | 1,950 | 11/01/2005 |
| P10398 | NEW CONSTR | 0 | 11/01/2005 |
| C16417 | CO ISSUED | 193,990 | 10/01/2005 |
| B16417 | NEW CONSTR | 193,990 | 10/01/2005 |
| R08458 | REPAIR/RRF | 1,500 | 10/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1999/0638 | 8/25/2015 | WD | Q | I | 01 | 145,000 |
| GRANTOR: KEALY JOHN A | | | | | | |
| GRANTEE: COOPER ERIN M | | | | | | |
| 1863/1207 | 1/09/2012 | QC | U | I | 11 | 100 |
| GRANTOR: JOHNSON AMANDA | | | | | | |
| GRANTEE: KEALY JOHN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N29 W30 S29 FOP=[YR=2006] S5 E10 N5 W10$E10 N6 E4 S3 E2 S3 E14$W14 N3 W2 N3 W4 S27 E20$PTR=N20 E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 $ W15S20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 100 | 10 | 15 | 150.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 858 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 31 | 16 | 496.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 2,837 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 24 | 3 | 72.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 412 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,107

| 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 | SFR | 100 | | 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