

LOT 45
IN OR 1428/1643
HERON ISLES PHASE #1 PB 7/40

PERALTA ELIAZAR
96012 SUNFISH LANE
YULEE, FL 32097

2023

37-3N-28-0740-0045-0000



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	4 100
Bathrooms	3 100
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	1,100	100	1,100	108,615
FGR	440	55	242	23,896
FOP	42	30	13	1,284
FUS	900	100	900	88,867

TOTALS 2,482 2,255 222,660

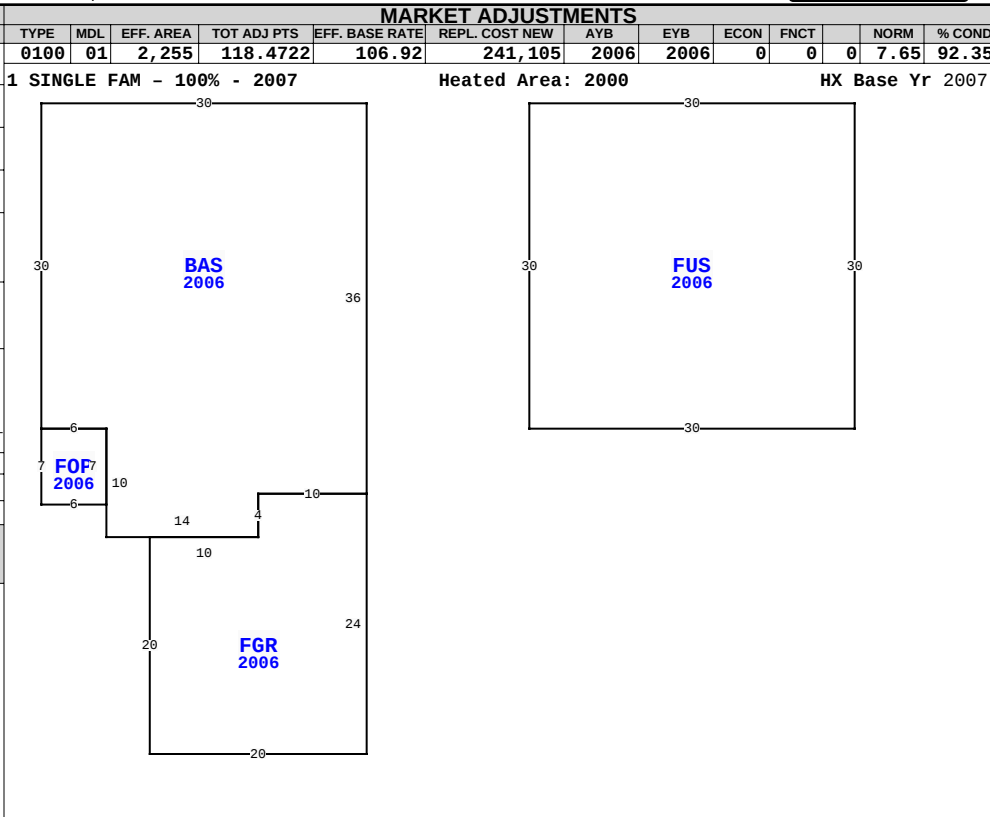
EXTRA FEATURES

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	0 100	9 13	117.00	SF	6.50	6.50	100	2006	2006	3	88	669	
2	0810	CONCRETE A	0 100	44 16	704.00	SF	6.50	6.50	100	2006	2006	3	88	4,027	
3	0810	CONCRETE A	0 100	30 3	90.00	SF	6.50	6.50	100	2006	2006	3	88	515	

LAND DESCRIPTION

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	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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF															5,211
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Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				222,660	
TOTAL MARKET OB/XF VALUE				5,211	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				282,871	
SOH/AGL Deduction				137,683	
ASSESSED VALUE				145,188	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				95,188	
TOTAL JUST VALUE				282,871	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				243,270	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11023	H/AC	0	02/01/2006
E16126	NEW CONSTR	1,950	11/01/2005
P10397	NEW CONSTR	0	11/01/2005
C16280	CO ISSUED	218,490	10/01/2005
B16280	NEW CONSTR	218,490	10/01/2005
R08367	REPAIR/RRF	1,500	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1428/1643	7/18/2006	WD	Q	I	
GRANTOR: RICHMOND AMERICAN HOM					SALE PRICE
GRANTEE: PERALTA ELIAZAR					220,800
1341/1484	8/15/2005	WD	U	V	19
GRANTOR: HERON ISLES JOINT VEN					328,500
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2006] N24 BAS=[YR=2006] N36 W30 S30 FOP=[YR=2006] S7 E6 N7 W6\$E6 S10 E14 N4 E10\$W10 S4 W10 S20 E20\$ PTR=N30 E15 FUS=[YR=2006] N30 E30 S30 W30\$ W15S30\$.					