LOT 46
IN OR 2144/250
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-28-0740-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

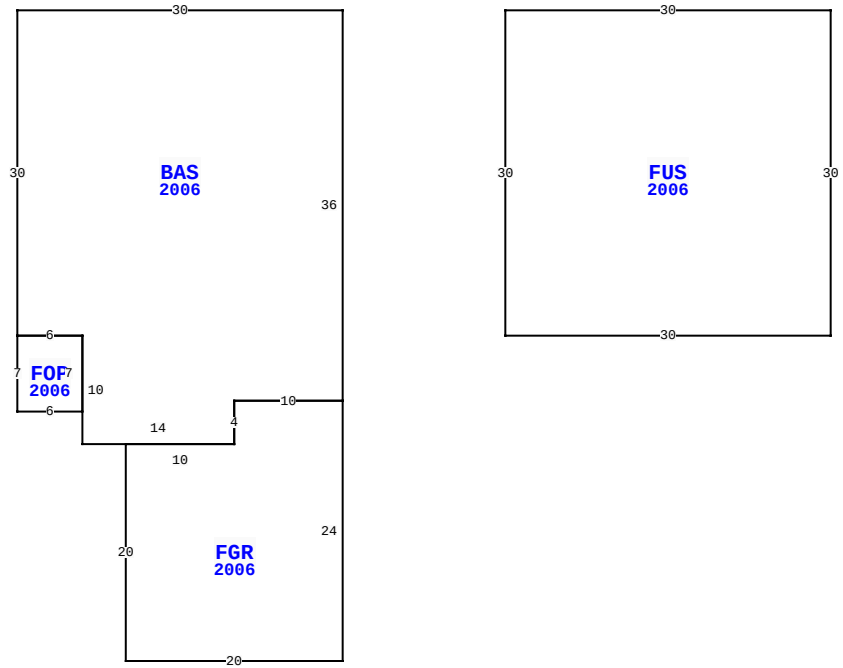
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,255	118.4722	106.92	241,105	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 2000 HX Base Yr



96016 SUNFISH LN, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,660
TOTAL MARKET OB/XF VALUE	4,582
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	282,242
SOH/AGL Deduction	50,387
ASSESSED VALUE	231,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,855
TOTAL JUST VALUE	282,242
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16780	NEW CONSTR	1,900	02/01/2006
M11022	H/AC	0	02/01/2006
P10365	NEW CONSTR	0	11/01/2005
C16180	CO ISSUED	203,490	09/01/2005
R08310	REPAIR/RRF	1,500	09/01/2005
B16180	NEW CONSTR	203,490	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/0250	8/29/2017	WD	Q	I	01	187,500
GRANTOR: HENRY BRANDON D						
GRANTEE: AH4R PROPERTIES LLC						
1907/0819	3/15/2014	QC	U	I	11	100
GRANTOR: HENRY TREESA R						
GRANTEE: HENRY BRANDON D						

BUILDING NOTES

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=N30E15 FUS=[YR=2006] N30 E30 S30 W30$ S30W15$.

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	0	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	88	3,295	
2	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	2006	2006	3	88	618	
3	0810	CONCRETE A	0	0	9	13	117.00	SF	6.50	6.50	100	2006	2006	3	88	669	

LAND DESCRIPTION

TOTAL OB/XF 4,582

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	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