LOT 48
IN OR 1883/1964
HERON ISLES PHASE #1 PB 7/40

ALMAS JEREMY KARL &/CHAPARRO LYAN E
96032 SUNFISH LANE
YULEE, FL 32097

**2023**

**37-3N-28-0740-0048-0000**

## BUILDING CHARACTERISTICS

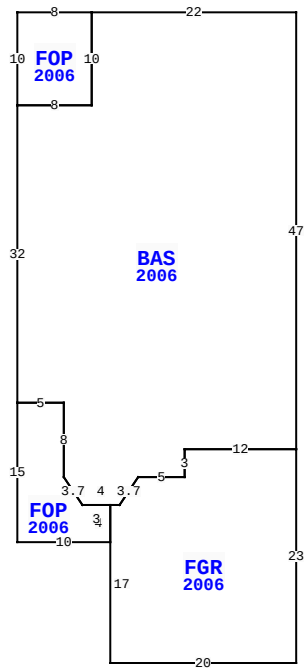
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,362 | 100 | 1,362 | 137,227 |
| FGR | 430 | 55 | 236 | 23,778 |
| FOP | 80 | 30 | 24 | 2,418 |
| FOP | 98 | 30 | 29 | 2,922 |
| TOTALS | 1,970 | | 1,651 | 166,345 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,651 | 120.8900 | 109.10 | 180,124 | 2006 | 2006 | 0 | 0 | 0 | 7.65 | 92.35 |

1 SINGLE FAM – 100% - 2016 Heated Area: 1362 HX Base Yr 2016




96032 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 | | 166,345 |
| TOTAL MARKET OB/XF VALUE | | 6,072 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 227,417 |
| SOH/AGL Deduction | | 92,892 |
| ASSESSED VALUE | | 134,525 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 84,525 |
| TOTAL JUST VALUE | | 227,417 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 196,983 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M11016 | H/AC | 0 | 02/01/2006 |
| E16125 | NEW CONSTR | 1,950 | 11/01/2005 |
| P10396 | NEW CONSTR | 0 | 11/01/2005 |
| C16273 | CO ISSUED | 167,490 | 10/01/2005 |
| B16273 | NEW CONSTR | 167,490 | 10/01/2005 |
| R08360 | REPAIR/RRF | 1,500 | 10/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1883/1964 | 10/04/2013 | WD | Q | I | 02 | 120,000 |
| GRANTOR: TALLMAN MICHAEL JR & | | | | | | |
| GRANTEE: ALMAS JEREMY KARL & | | | | | | |
| 1675/1015 | 4/23/2010 | WD | U | I | 12 | 92,500 |
| GRANTOR: DEUTSCHE BANK NATIONA | | | | | | |
| GRANTEE: TALLMAN MICHAEL JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FOP=[YR=2006] W8 S10 E8 N10$S10 W8 S32 FOP=[YR=2006] S15 E10 N4W3 U3 L2 N8 W5$E5 S8 R2 D3 E4 U3 R2 E5 N3 E12$W12 S3 W5 L2 D3 W1 S17 E20$.

## 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 | 36 | 16 | 576.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 3,295 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 36 | 3 | 108.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 618 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 70.00 | LF | 32.00 | 32.00 | 100 | 2012 | 2012 | 3 | 85 | 1,904 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2012 | 2012 | 3 | 85 | 255 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,072

| 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