

LOT 204
HERON ISLES PHASE 1 REPLAT
PB 7/152

YONN TIMOTHY M & STEPHANIE A
96491 COMMODORE POINT DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0204-0000



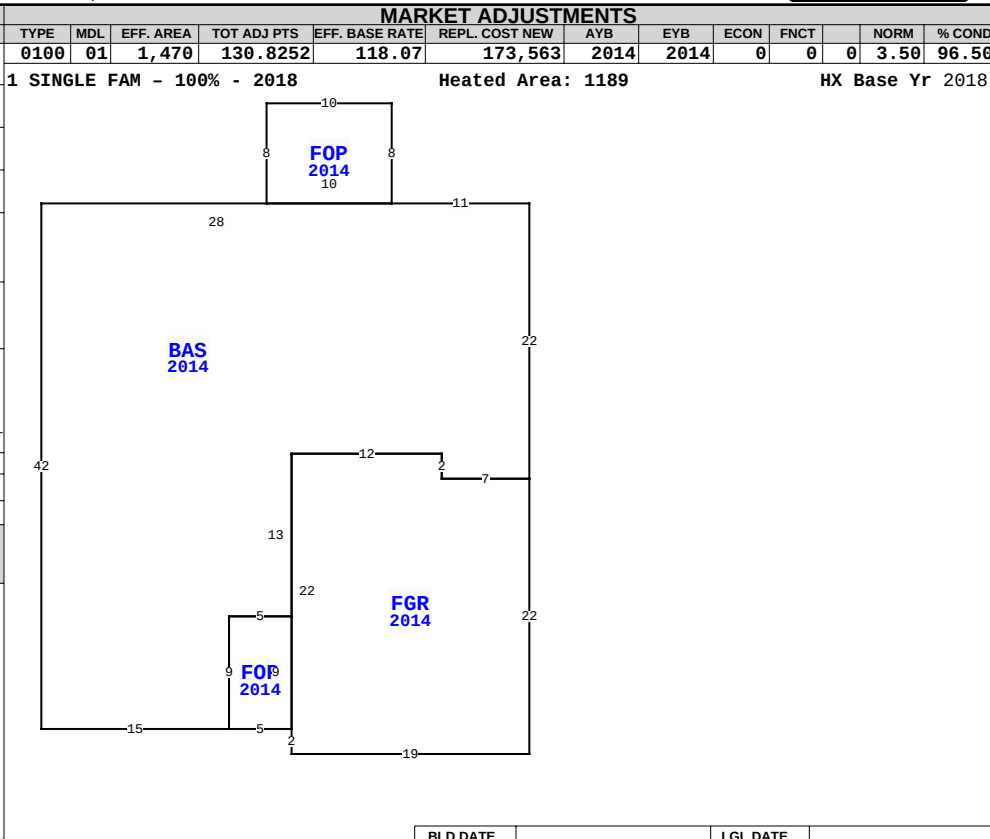
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,189	100	1,189	135,472
FGR	442	55	243	27,687
FOP	45	30	14	1,595
FOP	80	30	24	2,735
TOTALS	1,756		1,470	167,488

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	626.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



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

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	167,488								
TOTAL MARKET OB/XF VALUE	3,092								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	225,580								
SOH/AGL Deduction	83,449								
ASSESSED VALUE	142,131								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	92,131								
TOTAL JUST VALUE	225,580								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	196,409								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428686	CO ISSUED	0	09/05/2014
B1428686	NEW CONSTR	156,684	04/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2514/0336	11/10/2021	QC	U	I	11		100
GRANTOR: YONN TIMOTHY MICHAEL							
GRANTEE: YONN TIMOTHY MICHAEL							
2151/0846	10/06/2017	WD	Q	I	01		154,900
GRANTOR: HAUSSMAN SHANNON N &							
GRANTEE: YONN TIMOTHY MICHAEL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W11 FOP=[YR=2014] N8 W10 S8 E10 \$ W28 S42 E15 FOP=[YR=2014] E5 FGR=[YR=2014] S2 E19 N22 W7 N2 W12 S22\$ N9 W5 S9 \$ N9 E5 N13 E12 S2 E7 N22 \$.									