

LOT 357  
IN OR 1892/60  
HERON ISLES #2 PB 7/218

ROMEO HOMES FLORIDA LLC  
103 FOULK RD STE 900  
WILMINGTON, DE 19803

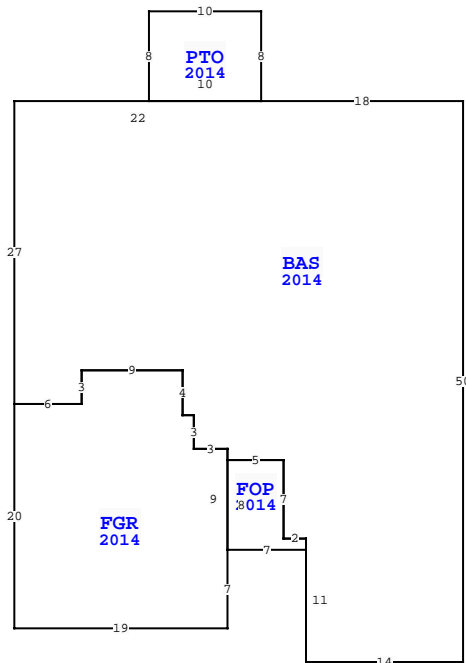
2023

37-3N-28-0740-0357-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
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
BAS	1,437	100	1,437
FGR	394	55	217
FOP	42	30	13
PTO	80	5	4
TOTALS	1,953		1,671

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0								
Heated Area: 1437						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	182,365		
TOTAL MARKET OB/XF VALUE	3,463		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	240,828		
SOH/AGL Deduction	42,145		
ASSESSED VALUE	198,683		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	198,683		
TOTAL JUST VALUE	240,828		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	209,024		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428195	CO ISSUED	0	07/16/2014
B1428195	NEW CONSTR	175,752	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/0060	11/20/2013	WD Q	Q	V	01	20,000

GRANTOR: HERON ISLES JOINT VEN  
GRANTEE: ROMEO HOMES FLORIDA

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2014] W18 PTO=[YR=2014] N8 W10 S8 E10 \$ W22 S27	
FGR=[YR=2014] S20 E19 N7 FOP=[YR=2014] E7 N1 W2 N7 W5 S8 \$	
N9 W3 N3 W1 N4 W9 S3 W6 \$ E6 N3 E9 S4 E1 S3 E3 S1 E5 S7 E2	
S11 E14 N50 \$.	

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	0811	CONCRETE B	0	0	0	701.00	SF	5.20	5.20	100	2014	2014	3	95	3,463	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							