LOT 421
IN OR 1892/72
HERON ISLES #2 PB 7/218

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

**2023**

**37-3N-28-0740-0421-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

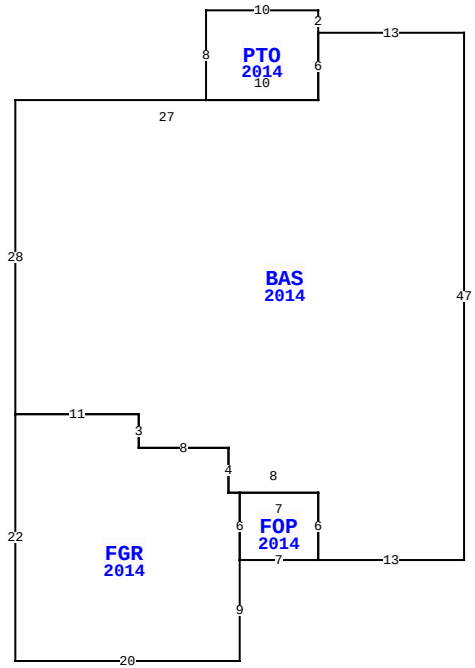
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,447 | 100 | 1,447 | 159,314 |
| FGR | 409 | 55 | 225 | 24,773 |
| FOP | 42 | 30 | 13 | 1,432 |
| PTO | 80 | 5 | 4 | 440 |
| TOTALS | 1,978 | | 1,689 | 185,957 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,689 | 126.6100 | 114.27 | 193,002 | 2014 | 2014 | 0 | 0 | 0 | 3.65 | 96.35 |

1 SINGLE FAM – 0% - 0 Heated Area: 1447 HX Base Yr




96081 YELLOWTAIL CT, 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 | 185,957 |
| TOTAL MARKET OB/XF VALUE | 3,903 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 244,860 |
| SOH/AGL Deduction | 43,284 |
| ASSESSED VALUE | 201,576 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 201,576 |
| TOTAL JUST VALUE | 244,860 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 211,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428174 | CO ISSUED | 0 | 05/28/2014 |
| B1428174 | NEW CONSTR | 181,049 | 01/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1892/0072 | 11/20/2013 | WD | Q | V | 01 | 20,000 |

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: ROMEO HOMES FLORIDA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W13 PTO=[YR=2014] N2 W10 S8 E10 N6 $ S6 W27 S28 FGR=[YR=2014] S22 E20 N9 FOP=[YR=2014] E7 N6 W7 S6 $ N6 W1 N4 W8 N3 W11 $ E11 S3 E8 S4 E8 S6 E13 N47 $.

## 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 | 0 | 0 | 632.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 3,903 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,903

| 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 08/07/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS