LOT 555
HERON ISLES PHASE TWO C-1
PBK 8/77

RANALLI SHAWN T
94061 LAST LN
YULEE, FL 32097

2023

37-3N-28-0741-0555-0000

BUILDING CHARACTERISTICS

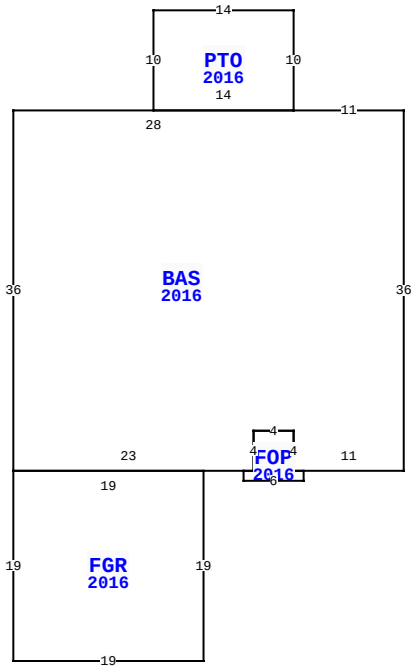
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,388	100	1,388	163,348
FGR	361	55	199	23,419
FOP	22	30	7	824
PTO	140	5	7	824
TOTALS	1,911		1,601	188,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,601	101.8062	120.89	193,545	2016	2016	0	0	0	2.65	97.35

1 SNGL FAM – 100% - 2022 Heated Area: 1388 HX Base Yr 2022



94061 LAST 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		188,416
TOTAL MARKET OB/XF VALUE		7,542
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		250,958
SOH/AGL Deduction		42,720
ASSESSED VALUE		208,238
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		158,238
TOTAL JUST VALUE		250,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632010	NEW CONSTR	0	04/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/0045	4/26/2021	WD	Q	I	01	240,000
GRANTOR: LANE BRANDON & JENNIF						
GRANTEE: RANALLI SHAWN T						
2302/0558	8/28/2019	WD	Q	I	01	197,000
GRANTOR: O'GRADY TARAN J & ALL						
GRANTEE: LANE BRANDON & JENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 PTO=[YR=2016] N10 W14 S10 E14 $ W28 S36
FGR=[YR=2016] S19 E19 N19 W19 $ E23 FOP=[YR=2016] S1 E6 N1
W1 N4 W4 S4 W1 $ E1 N4 E4 S4 E11 N36$.

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	0	0	648.00	SF	6.50	6.50	100	2016	2016	3	97	4,086	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2016	2016	3	92	3,180	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 7,542

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/16/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS