

LOT 556
IN OR 2157/1194
HERON ISLES PHASE TWO C-1

AXSOM TRAVIS LEE
94055 LAST LANE
YULEE, FL 32097

2023

37-3N-28-0741-0556-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	10	ABOVE AVG 70								0900	01	1,707	102.2400	121.41	207,247		2015	2015	0	0	0	3.15	96.85	VALUATION BY																			
Exterior Wall	16	WD FR STUC 30								1 SNGL FAM - 100% - 2018										Heated Area: 1415										HX Base Yr 2018													
Roof Structur	03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:													
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										200,719													
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										4,000													
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										55,000													
Interior Floo	11	CLAY TILE 20																		TOTAL MARKET VALUE										259,719													
Air Condition	03	CENTRAL 100								SOH/AGL Deduction										105,297																							
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										154,422																							
Bedrooms		3 100								TOTAL EXEMPTION VALUE										HX HB XM 50,000																							
Bathrooms		2 100								BASE TAXABLE VALUE										104,422																							
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										259,719																							
Stories	1.	1. 100								NCON VALUE										0																							
Units		0 100								INCOME VALUE																																	
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										209,618																							
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	1,415	100	1,415	166,383																																							
FGR	436	55	240	28,220																																							
FOP	30	30	9	1,059																																							
FSP	108	40	43	5,057																																							
TOTALS																						1,989		1,707	200,719																		
EXTRA FEATURES																						94055 LAST LN, YULEE																					
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	0810	CONCRETE A	0	100	0	0	584.00	SF	6.50	6.50	100	2015	2015	3	96	3,644																											
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2015	2015	3	96	356																											
LAND DESCRIPTION																						TOTAL OB/XF										4,000											
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	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																																											