

LOT 558
IN OR 2020/984
HERON ISLES PHASE TWO C-1

BORDEN GUNNI B
94037 LAST LANE
YULEE, FL 32097

2023

37-3N-28-0741-0558-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	172,906
FGR	388	55	213	24,488
FOP	23	30	7	805
PTO	150	5	8	920
TOTALS	2,065		1,732	199,119

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	12	3	36.00	SF	6.50	6.50	100	2015	2015	3	96	225	
2	0811	CONCRETE B	0 100	0	0	600.00	SF	5.20	5.20	100	2015	2015	3	96	2,995	
3	0476	VF 6 SBPL	0 100	0	0	90.00	LF	32.00	32.00	100	2016	2016	3	92	2,650	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
5	0479	VF PICKET	0 100	0	0	60.00	LF	10.00	10.00	100	2016	2016	3	92	552	
6	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,732	99.8100	118.52	205,277	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM - 100% - 2020

Heated Area: 1504

HX Base Yr 2020

The diagram shows a floor plan with the following dimensions and room labels:

- PTO 2015**: 15x15
- BAS 2015**: 26x15
- FGR 2015**: 19x14
- FOP 2015**: 4x4

Dimensions for corridors and other areas are also provided, such as 14, 19, 28, 52, 14, 19, 1

94037 LAST LN, YULEE

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY											

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,119
TOTAL MARKET OB/XF VALUE		6,974
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		261,093
SOH/AGL Deduction		89,091
ASSESSED VALUE		172,002
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		72,002
TOTAL JUST VALUE		261,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530755	C0 ISSUED	0	12/28/2015
B1530755	NEW CONSTR	187,330	07/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2020/0984	12/23/2015	WD	Q	I	01	168,600	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: BORDEN GUNNI B							
1984/0251	5/28/2015	WD	Q	V	01	30,000	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: ADVANTAGE HOME BUIL							

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2015] W14 PTO=[YR=2015] N3 W15 S10 E15 N7\$ S7 W26 S28 FGR=[YR=2015] S19 E19 N5 FOP=[YR=2015] E7 N1 W3 N4 W4 S5\$ N14 W4 N3 W9 S3 W6\$ E6 N3 E9 S3 E4 S9 E4 S4 E3 S4 E14 N52\$.		