

LOT 559
HERON ISLES PHASE TWO C-1
PBK 8/77

LAMACHIA RALPH & SUSAN C
94025 LAST LN
YULEE, FL 32097

2023

37-3N-28-0741-0559-0000



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	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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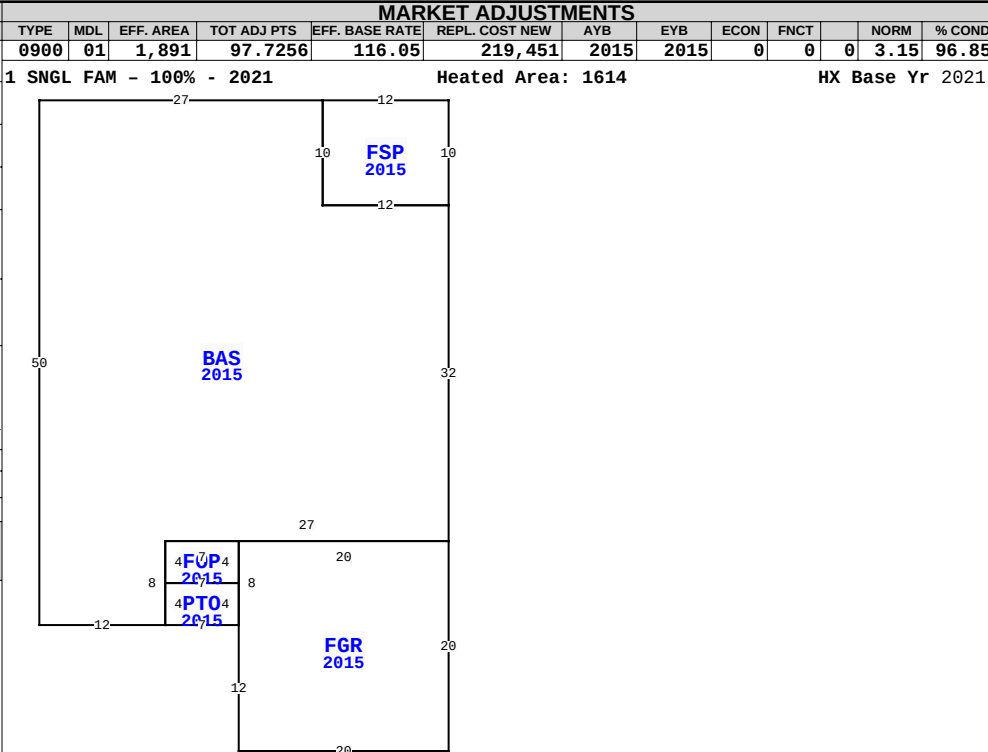
NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100	1,614	181,405
FGR	400	55	220	24,727
FOP	28	30	8	899
FSP	120	40	48	5,395
PTO	28	5	1	112

TOTALS	2,190		1,891	212,538
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,014.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0479	VF PICKET	0	100	0	0	50.00	LF	10.00
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00



4 FOP 4 2615	8	20	8	20	12	20
4 PTO 4 2615	8	20	8	20	12	20

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2015	2015	3	96	6,327	
100	2016	2016	3	92	736	
100	2016	2016	3	92	276	
100	2016	2016	3	92	460	
100	2016	2016	3	92	276	

TOTAL OB/XF									
8,075									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	212,538		
TOTAL MARKET OB/XF VALUE	8,075		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	275,613		
SOH/AGL Deduction	84,915		
ASSESSED VALUE	190,698		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	140,698		
TOTAL JUST VALUE	275,613		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	221,026		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529839	CO ISSUED	0	07/13/2015
B1529839	NEW CONSTR	197,067	01/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2394/0534	9/16/2020	WD	Q	I	01
GRANTOR: HANSEN JAMES E III &					SALE PRICE
GRANTEE: LAMACHIA RALPH & SU					
2200/1660	5/31/2018	WD	Q	I	01
GRANTOR: TORRES TYMON K & CECI					241,000
GRANTEE: HANSEN JAMES E III					199,400

BUILDING NOTES					

BUILDING DIMENSIONS					
FSP=[YR=2015] W12 BAS=[YR=2015] W27 S50 E12 PTO=[YR=2015] E7 FGR=[YR=2015] S12 E20 N20 W20 FOP=[YR=2015] W7 S4 E7 N4 \$ S8 \$ N4 W7 S4 \$ N8 E27 N32 W12N10S\$10 E12 N10 \$.					