

LOT 567
HERON ISLES PHASE TWO C-1
PBK 8/77

JOBIN 22 LLC
3500 S DUPONT HWY
DOVER, DE 19901

2023

37-3N-28-0741-0567-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	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	1,514	100	1,514	171,075
FGR	450	55	248	28,023
FOP	56	30	17	1,921
PTO	80	5	4	452
TOTALS	2,100		1,783	201,471

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	0	0	581.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,783	98.1000	116.49	207,702	2015	2015	0	0	3.00	97.00
1 SNGL FAM - 0% - 0 Heated Area: 1514 HX Base Yr											

94054 LAST LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
3,218											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		201,471	
TOTAL MARKET OB/XF VALUE		3,218	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		259,689	
SOH/AGL Deduction		53,861	
ASSESSED VALUE		205,828	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		205,828	
TOTAL JUST VALUE		259,689	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		210,030	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530432	CO ISSUED	0	08/28/2015
B1530432	NEW CONSTR	193,047	05/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2625/0102	3/08/2023	SW	Q	I	01
GRANTOR: ALVAR FL LLC					
GRANTEE: JOBIN 22 LLC					
1975/0486	4/09/2015	WD	Q	V	01
GRANTOR: HERON ISLES JOINT VEN					
GRANTEE: ALVAR FL LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W15 PTO=[YR=2015] N8 W10 S8 E10\$ W25 S47 E13 FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N25 W11 S5 W8 S5 W1 S8\$ N8 W7 S8\$ N8 E8 N5 E8 N5 E11 N29\$.											