LOT 591
IN OR 2199/1833
HERON ISLES PHASE TWO C-3

PURANDA NYASHA V & PATRICK JR
97216 OWL ROOST COURT
YULEE, FL 32097

2023

37-3N-28-0741-0591-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

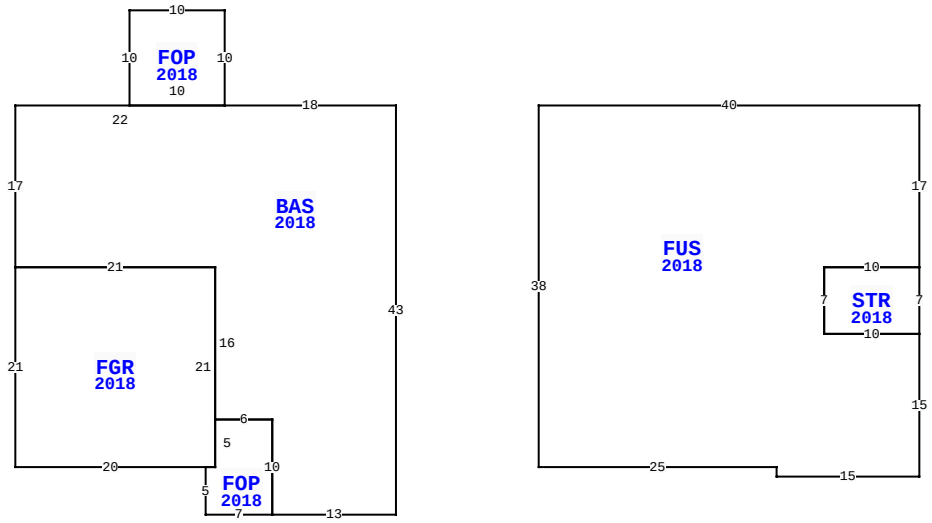
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,114	100	1,114	118,836
FGR	441	55	243	25,922
FOP	65	30	20	2,134
FOP	100	30	30	3,200
FUS	1,465	100	1,465	156,280
STR	70	10	7	747
TOTALS	3,255		2,879	307,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,879	91.1988	108.30	311,796	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 2579 HX Base Yr 2019



97216 OWL ROOST CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,119
TOTAL MARKET OB/XF VALUE		5,507
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		367,626
SOH/AGL Deduction		135,142
ASSESSED VALUE		232,484
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,484
TOTAL JUST VALUE		367,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800808	CO ISSUED	0	05/30/2018
B1800808	NEW CONSTR	320,409	01/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2199/1833	5/29/2018	SW	Q	I	02	258,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PURANDA NYASHA V &						
2170/0500	1/12/2018	SW	Q	V	05	337,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N10 W10 S10 E10$ W22 S17 FGR=[YR=2018] S21 E20 FOP=[YR=2018] S5 E7 N10 W6 S5 W1 $ E1 N21 W21$ E21 S16 E6 S10 E13 N43$ PTR=E15 FUS=[YR=2018] E40 S17 STR=[YR=2018] S7 W10 N7 E10$ W10 S7 E10 S15 W15 N1 W25 N38$ W15 $.

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	0811	CONCRETE B	0	100	0	0	609.00	SF	5.20	5.20	100	2018	2018	3	98	3,103	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	98	172	
3	0462	ST/AL FNC	0	100	0	0	248.00	SF	10.00	10.00	100	2018	2018	3	90	2,232	

LAND DESCRIPTION

TOTAL OB/XF 5,507

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 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS