LOT 593
IN OR 2203/1261
HERON ISLES PHASE TWO C-3

WALLACE KWEKU MENSAH & KAREN
97224 OWL ROOST COURT
YULEE, FL 32097

**2023**

**37-3N-28-0741-0593-0000**

## 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 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| 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 |

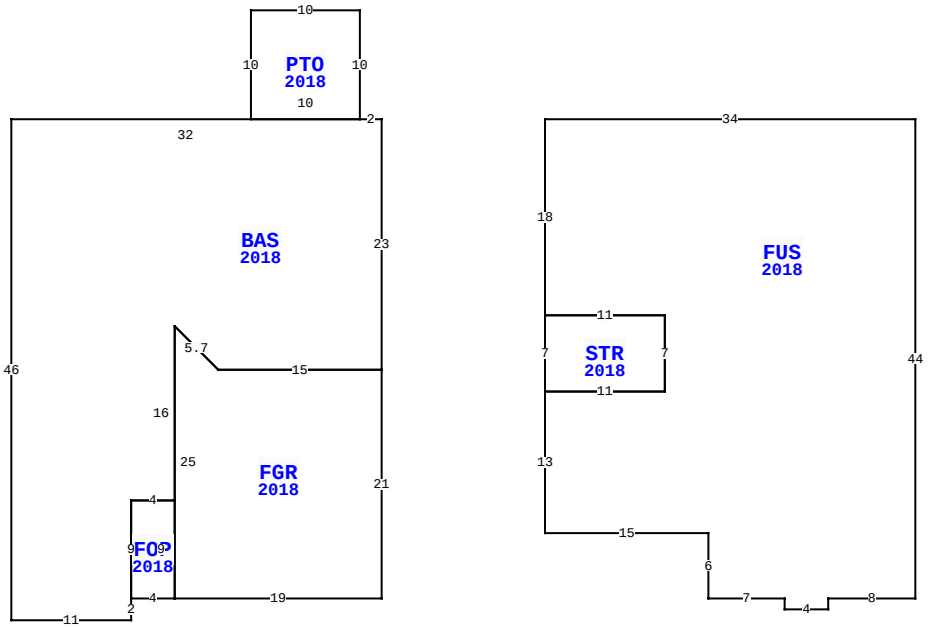
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,075 | 100 | 1,075 | 117,980 |
| FGR | 407 | 55 | 224 | 24,584 |
| FOP | 36 | 30 | 11 | 1,208 |
| FUS | 1,333 | 100 | 1,333 | 146,295 |
| PTO | 100 | 5 | 5 | 549 |
| STR | 77 | 10 | 8 | 878 |
| TOTALS | 3,028 | | 2,656 | 291,493 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,656 | 93.8304 | 111.42 | 295,932 | 2018 | 2018 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 2408 HX Base Yr 2019




97224 OWL ROOST CT, 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 | | 291,493 |
| TOTAL MARKET OB/XF VALUE | | 4,801 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 351,294 |
| SOH/AGL Deduction | | 129,204 |
| ASSESSED VALUE | | 222,090 |
| TOTAL EXEMPTION VALUE | HX HB XM | 50,000 |
| BASE TAXABLE VALUE | | 172,090 |
| TOTAL JUST VALUE | | 351,294 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 279,370 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1801450 | CO ISSUED | 0 | 08/13/2018 |
| B1801450 | NEW CONSTR | 297,705 | 02/09/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2203/1261 | 6/14/2018 | SW | Q | I | 01 | 258,300 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: WALLACE KWEKU MENSA | | | | | | |
| 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] W2 PTO=[YR=2018] N10 W10 S10 E10$ W32 S46 E11 N2 FOP=[YR=2018] E4 FGR=[YR=2018] E19 N21 W15 U4 L4 S25 $ N9 W4 S9$ N9 E4 N16 D4 R4 E15 N23$ PTR=E15 FUS=[YR=2018] E34 S44 W8 S1 W4 N1 W7 N6 W15 N13 STR=[YR=2018] N7 E11 S7 W11$ E11 N7 W11 N18$ 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 | 912.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 98 | 4,648 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 24.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 153 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,801

| 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