

LOT 594
HERON ISLES PHASE TWO C-3
PBK 8/180

COTTO ANTONIO/
97225 OWL ROOST CT
YULEE, FL 32097

2023

37-3N-28-0741-0594-0000



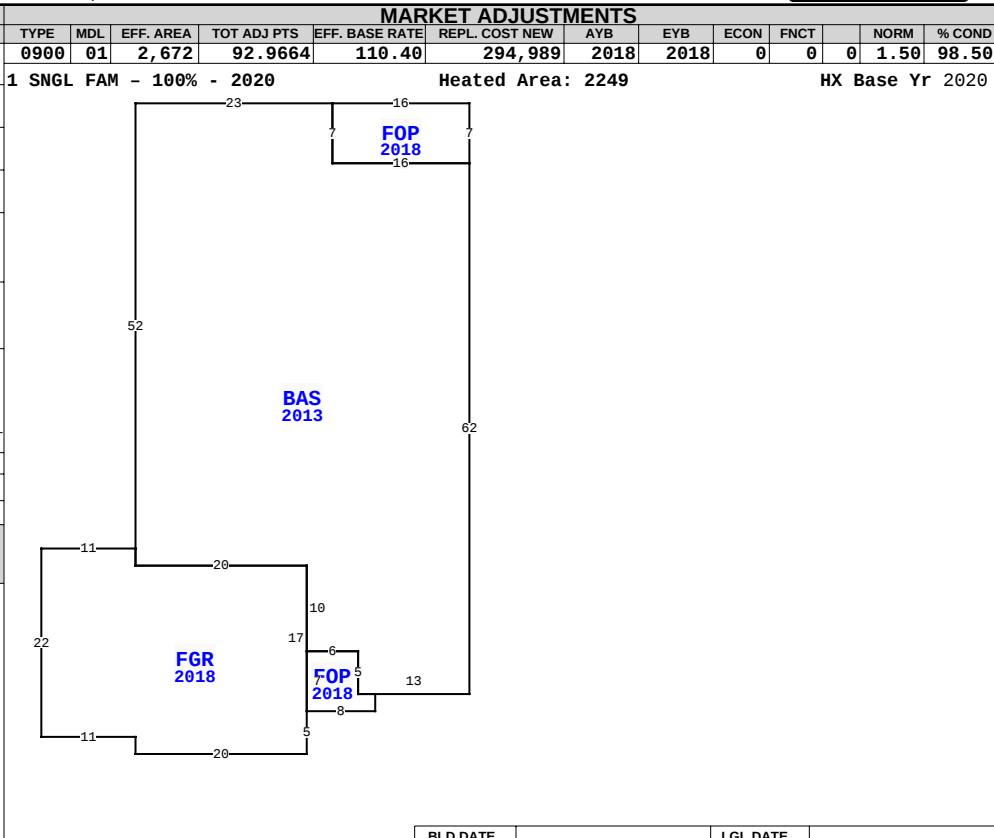
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMMT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,249	100	2,249	244,566
FGR	682	55	375	40,779
FOP	46	30	14	1,523
FOP	112	30	34	3,698
TOTALS	3,089		2,672	290,564

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	1,160.00	SF	5.20	5.20
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100			0.00	0.00	1.00	LT



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1	000100	C	SFR	100			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	2,672	92.9664	110.40	294,989	2018	2018	0	0	1.50	98.50

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,564
TOTAL MARKET OB/XF VALUE		8,653
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		354,217
SOH/AGL Deduction		124,753
ASSESSED VALUE		229,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,464
TOTAL JUST VALUE		354,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708763	CO ISSUED	0	02/07/2018
B1708763	NEW CONSTR	289,535	10/04/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/27/2018	CN	Q	I	01	254,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COTTO ANTONIO						
2132/0395	7/07/2017	SW	Q	V	05	262,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS										
FOP=[YR=2018] W16 BAS=[YR=2013] W23 S52 FGR=[YR=2018] W11 S22 E11 S2 E20 N5 FOP=[YR=2018] E8 N2 W2 N5 W6 S7\$ N17 W20 N2\$ S2 E20 S10 E6 S5 E13 N62 W16 N7\$ S7 E16 N7\$.										