

LOT 596
IN OR 2211/176
HERON ISLES PHASE TWO C-3

CHANDLER CHARLES I & OLIVIA A
97217 OWL ROOST COURT
YULEE, FL 32097

2023

37-3N-28-0741-0596-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 100	0900	01	1,822	99.5400	118.20	215,360	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 1537														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019														
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		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																								
NEIGHBORHOOD/LOC			4038.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,537	100	1,537	178,948																										
FGR	483	55	266	30,969																										
FOP	64	30	19	2,212																										
TOTALS			2,084	1,822	212,130																									
EXTRA FEATURES					97217 OWL ROOST CT, YULEE																									
L N	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	644.00	SF	5.20	5.20	100	2018	2018	3	98	3,282															
2	0810	CONCRETE A	0 100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	98	153															
3	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2018	2018	3	98	57															
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																														