

LOT 44
IN OR 1999/638
HERON ISLES PHASE #1 PB 7/40

COOPER ERIN M
96010 SUNFISH LN
YULEE, FL 32097

2024

37-3N-28-0740-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality 05 Quality Level 05

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	840	100	840	86,042
FGR	450	55	248	25,403
FOP	50	30	15	1,537
FUS	882	100	882	90,345

TOTALS 2,222 1,985 203,326

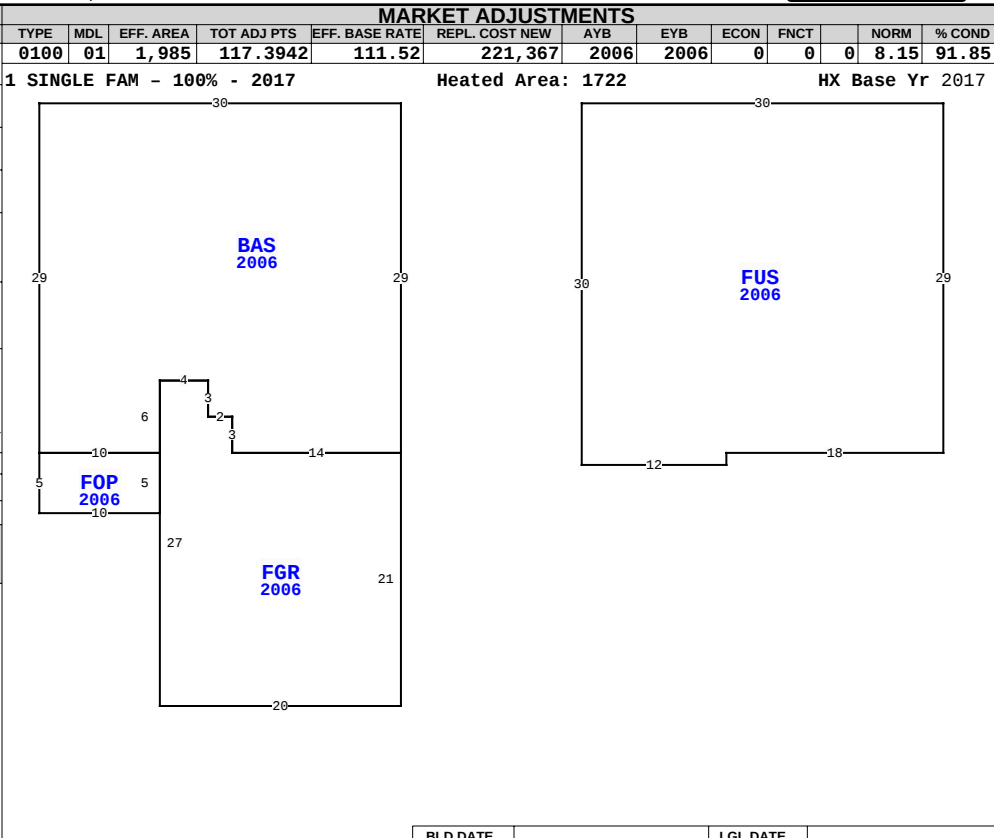
EXTRA FEATURES

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	0810	CONCRETE A	0 100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	87	848	
2	0810	CONCRETE A	0 100	31	16	496.00	SF	6.50	6.50	100	2006	2006	3	87	2,805	
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	87	407	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA



96010 SUNFISH LN, YULEE

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

TOTAL OB/XF 4,060

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,326
TOTAL MARKET OB/XF VALUE		4,060
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,386
SOH/AGL Deduction		105,714
ASSESSED VALUE		156,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,672
TOTAL JUST VALUE		262,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11017	H/AC	0	02/01/2006
E16127	NEW CONSTR	1,950	11/01/2005
P10398	NEW CONSTR	0	11/01/2005
C16417	CO ISSUED	193,990	10/01/2005
B16417	NEW CONSTR	193,990	10/01/2005
R08458	REPAIR/RRF	1,500	10/01/2005

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1999/0638	8/25/2015	WD Q	I 01
GRANTOR: KEALY JOHN A			
GRANTEE: COOPER ERIN M			
1863/1207	1/09/2012	QC U	I 11
GRANTOR: JOHNSON AMANDA			
GRANTEE: KEALY JOHN			

OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
1999/0638	8/25/2015	WD Q	I 01	145,000
GRANTOR: KEALY JOHN A				
GRANTEE: COOPER ERIN M				
1863/1207	1/09/2012	QC U	I 11	100
GRANTOR: JOHNSON AMANDA				
GRANTEE: KEALY JOHN				

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2006] N21 BAS=[YR=2006] N29 W30 S29 FOP=[YR=2006] S5
E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14 N3 W2 N3 W4 S27
E20\$PTR=N20 E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 \$
W15S20\$.

PRINTED 08/06/2024 BY SYS