LOT 47
IN OR 2218/971
HERON ISLES PHASE #1 PB 7/40

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

**2024**

**37-3N-28-0740-0047-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 08 | IRREGULAR 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 | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

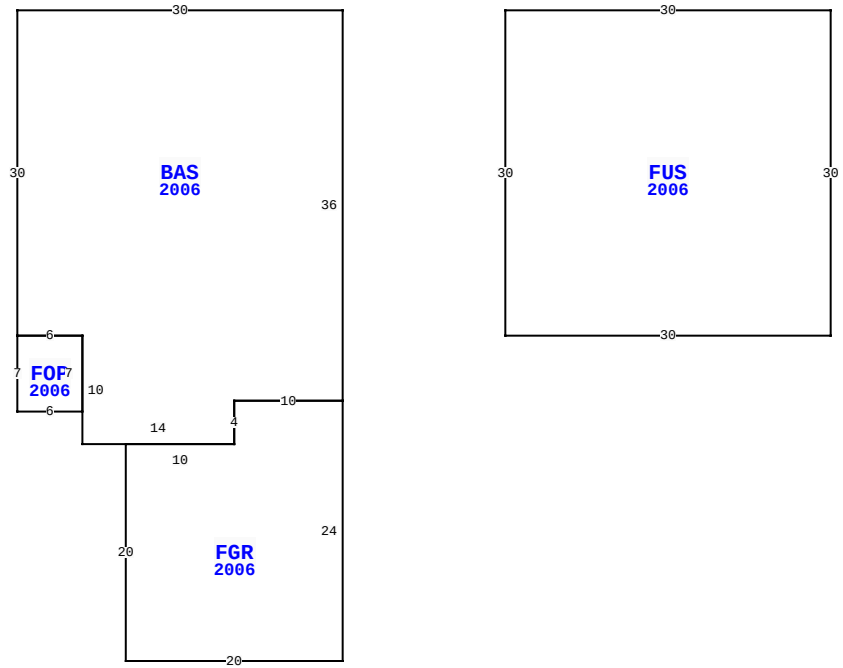
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,100 | 100 | 1,100 | 115,786 |
| FGR | 440 | 55 | 242 | 25,473 |
| FOP | 42 | 30 | 13 | 1,369 |
| FUS | 900 | 100 | 900 | 94,734 |
| TOTALS | 2,482 | | 2,255 | 237,362 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,255 | 120.6282 | 114.60 | 258,423 | 2006 | 2006 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM – 0% - 0 Heated Area: 2000 HX Base Yr




96024 SUNFISH LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 01/30/2007 PH | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 237,362 |
| TOTAL MARKET OB/XF VALUE | 10,644 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 303,006 |
| SOH/AGL Deduction | 39,453 |
| ASSESSED VALUE | 263,553 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 263,553 |
| TOTAL JUST VALUE | 303,006 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 292,626 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E16459 | NEW CONSTR | 1,400 | 12/01/2005 |
| M10857 | H/AC | 0 | 12/01/2005 |
| C16228 | CO ISSUED | 205,990 | 10/01/2005 |
| B16228 | NEW CONSTR | 205,990 | 10/01/2005 |
| P10217 | NEW CONSTR | 0 | 10/01/2005 |
| R08338 | REPAIR/RRF | 0 | 10/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2218/0971 | 8/15/2018 | WD | Q | I | 01 | 208,000 |
| GRANTOR: POHL RAYLENE & ROBERT | | | | | | |
| GRANTEE: AH4R PROPERTIES LLC | | | | | | |
| 1550/1011 | 2/11/2008 | WD | U | I | 01 | 100 |
| GRANTOR: POHL RAYLENE | | | | | | |
| GRANTEE: POHL RAYLENE & ROBE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2006] N24 BAS=[YR=2006] N36 W30 S30 FOP=[YR=2006] S7 E6 N7 W6$E6 S10 E14 N4 E10$W10 S4 W10 S20 E20$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30$ W15S30$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 36 | 16 | 576.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 87 | 3,257 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 35 | 3 | 105.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 87 | 594 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 9 | 13 | 117.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 87 | 662 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 310.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 87 | 1,753 | |
| 5 | 0479 | VF PICKET | 0 | 0 | 0 | 0 | 102.00 | LF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 69 | 704 | |
| 6 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 157.00 | LF | 32.00 | 32.00 | 100 | 2006 | 2006 | 3 | 69 | 3,467 | |
| 7 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2006 | 2006 | 3 | 69 | 207 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,644

| 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 | 0 | | 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 Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS