LOT 48
IN OR 1883/1964
HERON ISLES PHASE #1 PB 7/40

ALMAS JEREMY KARL &/CHAPARRO LYAN E
96032 SUNFISH LANE
YULEE, FL 32097

2024

37-3N-28-0740-0048-0000

BUILDING CHARACTERISTICS

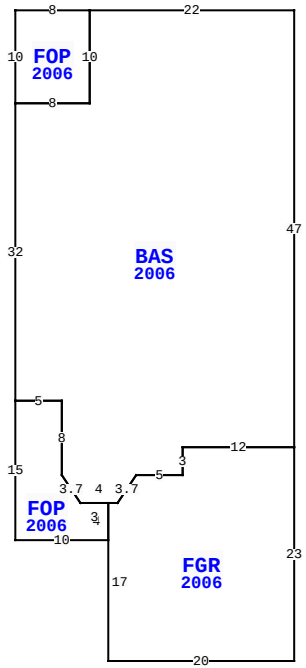
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,362	100	1,362	143,677
FGR	430	55	236	24,896
FOP	80	30	24	2,531
FOP	98	30	29	3,060
TOTALS	1,970		1,651	174,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	120.8900	114.85	189,617	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1362 HX Base Yr 2016



96032 SUNFISH LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,163
TOTAL MARKET OB/XF VALUE		5,976
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		235,139
SOH/AGL Deduction		96,578
ASSESSED VALUE		138,561
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,561
TOTAL JUST VALUE		235,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11016	H/AC	0	02/01/2006
E16125	NEW CONSTR	1,950	11/01/2005
P10396	NEW CONSTR	0	11/01/2005
C16273	CO ISSUED	167,490	10/01/2005
B16273	NEW CONSTR	167,490	10/01/2005
R08360	REPAIR/RRF	1,500	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1883/1964	10/04/2013	WD	Q	I	02	120,000
GRANTOR: TALLMAN MICHAEL JR &						
GRANTEE: ALMAS JEREMY KARL &						
1675/1015	4/23/2010	WD	U	I	12	92,500
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: TALLMAN MICHAEL JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FOP=[YR=2006] W8 S10 E8 N10$S10 W8 S32 FOP=[YR=2006] S15 E10 N4W3 U3 L2 N8 W5$E5 S8 R2 D3 E4 U3 R2 E5 N3 E12$W12 S3 W5 L2 D3 W1 S17 E20$.

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	100	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	87	3,257	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2006	2006	3	87	611	
3	0476	VF 6 SBPL	0	100	0	0	70.00	LF	32.00	32.00	100	2012	2012	3	83	1,859	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 5,976

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		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