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

COTTO ANTONIO/
97225 OWL ROOST CT
YULEE, FL 32097

2024

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

BUILDING CHARACTERISTICS

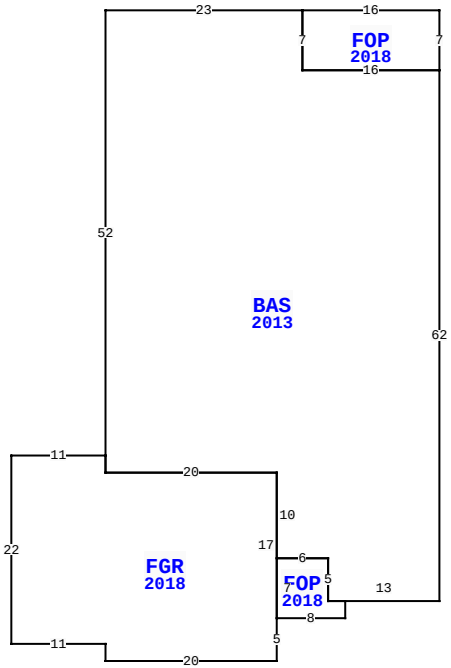
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,249	100	2,249	237,902
FGR	682	55	375	39,668
FOP	46	30	14	1,481
FOP	112	30	34	3,597
TOTALS	3,089		2,672	282,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,672	113.6256	107.94	288,416	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2249 HX Base Yr 2020



97225 OWL ROOST CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,648
TOTAL MARKET OB/XF VALUE		8,564
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		346,212
SOH/AGL Deduction		109,864
ASSESSED VALUE		236,348
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,348
TOTAL JUST VALUE		346,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,217

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$.

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	0811	CONCRETE B	0	100	0	0	1,160.00	SF	5.20	5.20	100	2018	2018	3	97	5,851	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2018	2018	3	97	265	
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2018	2018	3	94	2,166	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 8,564

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 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS