LOT 39
IN OR 1329/592
HERON ISLES PHASE #1 PB 7/40

CREWS SARA A/JORDAN STEVEN
96009 SUNFISH LANE
YULEE, FL 32097

2025

37-3N-28-0740-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

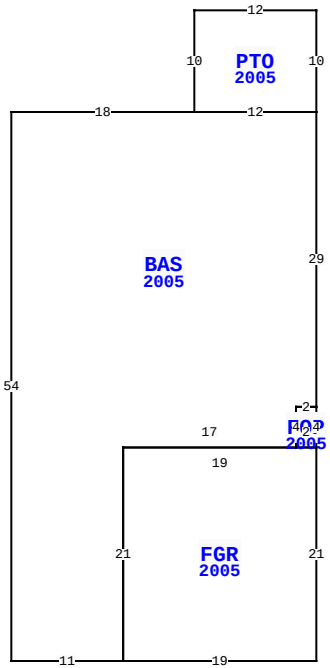
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	2005	1,213	132,426
FGR	399	55	2005	219	23,908
FOP	8	30	2005	2	219
PTO	120	5	2005	6	655
TOTALS	1,740			1,440	157,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,440	120.3384	120.34	173,290	2005	2005	0	0	0	9.28	90.72

1 SINGLE FAM – 100% - 2008 Heated Area: 1213 HX Base Yr 2008



96009 SUNFISH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,209
TOTAL MARKET OB/XF VALUE		3,158
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		225,367
SOH/AGL Deduction		112,859
ASSESSED VALUE		112,508
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,786
TOTAL JUST VALUE		225,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514897	NEW CONSTR	2,000	05/01/2005
M09660	NEW CONSTR	0	04/01/2005
P09141	NEW CONSTR	0	03/01/2005
B14480	NEW CONSTR	93,494	02/01/2005
R07161	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/0592	6/29/2005	WD	Q	I		120,300
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CREWS SARA A & STEV						
1302/0645	3/16/2005	WD	U	V	19	281,900
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W12 S10 BAS=[YR=2005] W18 S54 E11 FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2$ W19 S21$ N21 E17 N4 E2 N29 W12$ E12 N10 $.

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	723.00	SF	5.20	5.20	100	2005	2005	3	84	3,158	

LAND DESCRIPTION

TOTAL OB/XF 3,158

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS