LOT 41
HERON ISLES PHASE #1 PB 7/40

FINCH JOHN
96001 SUNFISH LANE
YULEE, FL 32097

2025

37-3N-28-0740-0041-0000

BUILDING CHARACTERISTICS

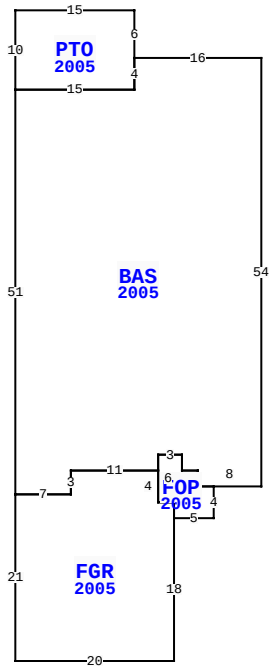
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,583	100	2005	1,583	159,895
FGR	451	55	2005	248	25,050
FOP	40	30	2005	12	1,212
PTO	150	5	2005	8	808
TOTALS	2,224			1,851	186,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	111.3378	111.34	206,090	2005	2005	0	0	0	9.28	90.72

1 SINGLE FAM – 100% - 2024 Heated Area: 1583 HX Base Yr 2024



96001 SUNFISH LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,965
TOTAL MARKET OB/XF VALUE		2,193
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		254,158
SOH/AGL Deduction		2,241
ASSESSED VALUE		251,917
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,195
TOTAL JUST VALUE		254,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14492	NEW CONSTR	2,000	03/01/2005
M09489	H/AC	0	03/01/2005
P09114	NEW CONSTR	0	03/01/2005
R046984	REPAIR/RRF	5,000	12/01/2004
B0414221	NEW CONSTR	116,323	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1490	4/28/2023	WD	Q	I	01	295,000
GRANTOR: EREMITA RICHARD						
GRANTEE: FINCH JOHN						
2154/1239	10/30/2017	WD	Q	I	01	155,000
GRANTOR: BYNUM ELTON R & ADREA						
GRANTEE: EREMITA RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N6 W15 S10 E15 N4$ S4 W15 S51 FGR=[YR=2005] S21 E20 N18 FOP=[YR=2005] E5 N4 W2 N2 W2 N2 W3 S6 E2 S2 $ N2 W2 N4 W11 S3 W7 $ E7 N3 E11 N2 E3 S2 E2 S2 E8 N54 $.

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	502.00	SF	5.20	5.20	100	2005	2005	3	84	2,193	

LAND DESCRIPTION

TOTAL OB/XF 2,193

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	000134	C	RES POND	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