LOT 42
IN OR 1683/365
HERON ISLES PHASE #1 PB 7/40

ULRICH GREG L & DAWN M
96002 SUNFISH LANE
YULEE, FL 32097

2025

37-3N-28-0740-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

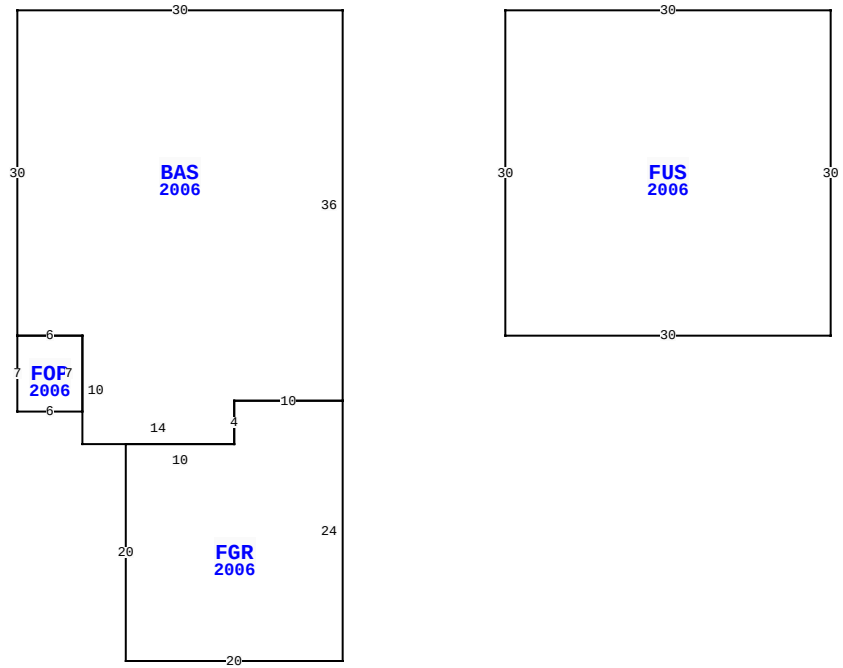
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,100	100	2006	1,100	113,638
FGR	440	55	2006	242	25,001
FOP	42	30	2006	13	1,343
FUS	900	100	2006	900	92,977
TOTALS	2,482			2,255	232,959

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	113.0871	113.09	255,018	2006	2006	0	0	0	8.65	91.35

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



96002 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	232,959
TOTAL MARKET OB/XF VALUE	5,517
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	303,476
SOH/AGL Deduction	22,258
ASSESSED VALUE	281,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,218
TOTAL JUST VALUE	303,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704484	H/AC	0	07/01/2017
E17055	NEW CONSTR	1,950	04/01/2006
M11026	H/AC	0	02/01/2006
P10504	NEW CONSTR	0	01/01/2006
C16494	CO ISSUED	218,990	11/01/2005
B16494	NEW CONSTR	218,990	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1683/0365	6/08/2010	QC	U	I	11	145,000
GRANTOR: UNITED STATES OF AMER						
GRANTEE: ULRICH GREG L & DAW						
1683/0334	5/17/2010	WD	U	I	12	194,100
GRANTOR: RIDGEWAY TRAVIS A & J						
GRANTEE: UNITED STATES OF AM						

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$ S30W15$.

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	9	13	117.00	SF	6.50	6.50	100	2006	2006	3	86	654	
2	0810	CONCRETE A	0	0	48	16	768.00	SF	6.50	6.50	100	2006	2006	3	86	4,293	
3	0810	CONCRETE A	0	0	34	3	102.00	SF	6.50	6.50	100	2006	2006	3	86	570	

LAND DESCRIPTION

TOTAL OB/XF 5,517

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	0		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