

PERALTA ELIAZAR
96012 SUNFISH LANE
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

05 AVERAGE 70

16 WD FR STUC 30

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 70

08 SHT VINYL 30

03 CENTRAL 100

04 AIR DUCTED 100

4 100

3 100

02 WOOD FRAME 100

2. 100

0 100

00 NONE 100

04 Quality Level 04

0100 SINGLE FAMILY

MKT AREA

04

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

EXTRA FEATURES

L N

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 9 13 117.00 SF 6.50 6.50 100 2006 2006 3 86 654

2 0810 CONCRETE A 0 100 44 16 704.00 SF 6.50 6.50 100 2006 2006 3 86 3,935

3 0810 CONCRETE A 0 100 30 3 90.00 SF 6.50 6.50 100 2006 2006 3 86 503

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

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 8.65 91.35

Heated Area: 2000 HX Base Yr 2007

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/13/2025 MLU

TOTAL OB/XF 5,092

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 232,959

TOTAL MARKET OB/XF VALUE 5,092

TOTAL LAND VALUE - MARKET 65,000

TOTAL MARKET VALUE 303,051

SOH/AGL Deduction 149,170

ASSESSED VALUE 153,881

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 103,159

TOTAL JUST VALUE 303,051

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 293,267

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1428/1643 7/18/2006 WD Q I 328,500

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: PERALTA ELIAZAR

1341/1484 8/15/2005 WD U V 19

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: RICHMOND AMERICAN H

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=N30 E15 FUS=[YR=2006] N30 E30 S30 W30\$ W15S30\$.