LOT 47
IN OR 2218/971
HERON ISLES PHASE #1 PB 7/40

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

37-3N-28-0740-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 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

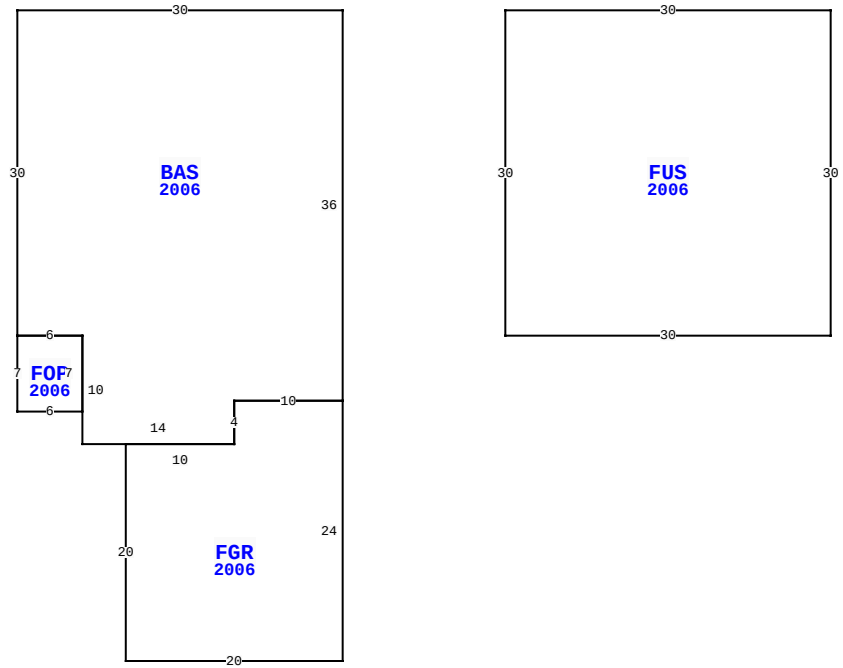
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	2006	1,100	115,708
FGR	440	55	2006	242	25,456
FOP	42	30	2006	13	1,368
FUS	900	100	2006	900	94,671
TOTALS	2,482			2,255	237,202

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	115.1451	115.15	259,663	2006	2006	0	0	0	8.65	91.35

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



96024 SUNFISH LN, YULEE

BLD DATE	01/30/2007 PH	LGL DATE	05/13/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	237,202
TOTAL MARKET OB/XF VALUE	10,381
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	312,583
SOH/AGL Deduction	22,675
ASSESSED VALUE	289,908
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,908
TOTAL JUST VALUE	312,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16459	NEW CONSTR	1,400	12/01/2005
M10857	H/AC	0	12/01/2005
C16228	CO ISSUED	205,990	10/01/2005
B16228	NEW CONSTR	205,990	10/01/2005
P10217	NEW CONSTR	0	10/01/2005
R08338	REPAIR/RRF	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0971	8/15/2018	WD	Q	I	01	208,000
GRANTOR: POHL RAYLENE & ROBERT						
GRANTEE: AH4R PROPERTIES LLC						
1550/1011	2/11/2008	WD	Q	I	01	100
GRANTOR: POHL RAYLENE						
GRANTEE: POHL RAYLENE & ROBE						

BUILDING NOTES

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	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	86	3,220	
2	0810	CONCRETE A	0	0	35	3	105.00	SF	6.50	6.50	100	2006	2006	3	86	587	
3	0810	CONCRETE A	0	0	9	13	117.00	SF	6.50	6.50	100	2006	2006	3	86	654	
4	0810	CONCRETE A	0	0	0	0	310.00	SF	6.50	6.50	100	2006	2006	3	86	1,733	
5	0479	VF PICKET	0	0	0	0	102.00	LF	10.00	10.00	100	2006	2006	3	66	673	
6	0476	VF 6 SBPL	0	0	0	0	157.00	LF	32.00	32.00	100	2006	2006	3	66	3,316	
7	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	66	198	

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$ W15S30$.

LAND DESCRIPTION

TOTAL OB/XF 10,381

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	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