LOT 555
HERON ISLES PHASE TWO C-1
PBK 8/77

RANALLI SHAWN T
94061 LAST LN
YULEE, FL 32097

2025

37-3N-28-0741-0555-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

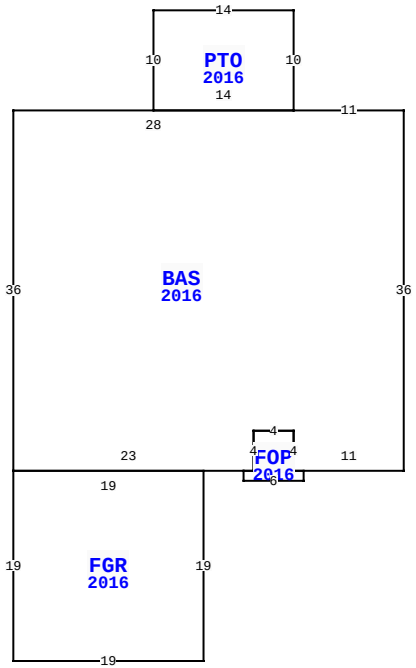
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,388	100	2016	1,388	158,836
FGR	361	55	2016	199	22,772
FOP	22	30	2016	7	801
PTO	140	5	2016	7	801
TOTALS	1,911			1,601	183,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	118.7739	118.77	190,151	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1388 HX Base Yr 2022



94061 LAST 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		183,210
TOTAL MARKET OB/XF VALUE		7,344
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		255,554
SOH/AGL Deduction		34,849
ASSESSED VALUE		220,705
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,983
TOTAL JUST VALUE		255,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632010	NEW CONSTR	0	04/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/0045	4/26/2021	WD	Q	I	01	240,000
GRANTOR: LANE BRANDON & JENNIF						
GRANTEE: RANALLI SHAWN T						
2302/0558	8/28/2019	WD	Q	I	01	197,000
GRANTOR: O'GRADY TARAN J & ALL						
GRANTEE: LANE BRANDON & JENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 PTO=[YR=2016] N10 W14 S10 E14 $ W28 S36
FGR=[YR=2016] S19 E19 N19 W19 $ E23 FOP=[YR=2016] S1 E6 N1
W1 N4 W4 S4 W1 $ E1 N4 E4 S4 E11 N36$.

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	100	0	0	648.00	SF	6.50	6.50	100	2016	2016	3	95	4,001	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2016	2016	3	89	3,076	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 7,344

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 07/16/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS