LOT 556
IN OR 2157/1194
HERON ISLES PHASE TWO C-1

AXSOM TRAVIS LEE
94055 LAST LANE
YULEE, FL 32097

2025

37-3N-28-0741-0556-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 80
Interior Floo	11	CLAY TILE 20
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

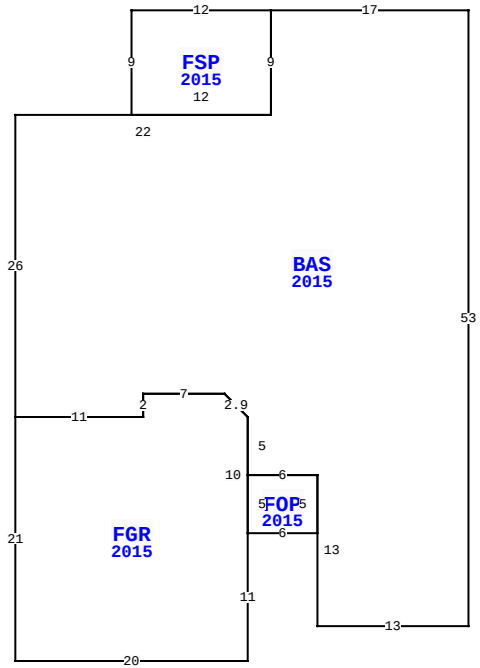
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,415	100	2015	1,415	161,777
FGR	436	55	2015	240	27,439
FOP	30	30	2015	9	1,029
FSP	108	40	2015	43	4,916
TOTALS	1,989			1,707	195,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,707	119.2800	119.28	203,611	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1415 HX Base Yr 2018



94055 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		195,161
TOTAL MARKET OB/XF VALUE		3,958
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		264,119
SOH/AGL Deduction		100,451
ASSESSED VALUE		163,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,946
TOTAL JUST VALUE		264,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429107	CO ISSUED	0	04/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2157/1194	11/10/2017	WD	Q	I	01	179,500
GRANTOR: OLIVER RROBERT A & CH						
GRANTEE: AXSOM TRAVIS LEE						
1986/0001	6/15/2015	WD	Q	I	01	158,400
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: OLIVER ROBERT A & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FSP=[YR=2015] W12 S9 E12 N9$ S9 W22 S26
FGR=[YR=2015] S21 E20 N11 FOP=[YR=2015] E6 N5 W6 S5$ N10 U2
L2 W7 S2 W11$ E11 N2 E7 D2 R2 S5 E6 S13 E13 N53$.

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	584.00	SF	6.50	6.50	100	2015	2015	3	95	3,606	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2015	2015	3	95	352	

LAND DESCRIPTION

TOTAL OB/XF 3,958

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