

LOT 559
HERON ISLES PHASE TWO C-1
PBK 8/77

LAMACHIA RALPH & SUSAN C
94025 LAST LN
YULEE, FL 32097

2025

37-3N-28-0741-0559-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	1,614	100	2015	1,614	176,376
FGR	400	55	2015	220	24,041
FOP	28	30	2015	8	874
FSP	120	40	2015	48	5,245
PTO	28	5	2015	1	109
TOTALS	2,190			1,891	206,646

EXTRA FEATURES					
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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	0	0	1,014.00	SF	6.50	6.50	100	2015	2015	3	95	6,261	
2	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2016	2016	3	89	712	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
4	0479	VF PICKET	0	100	0	0	50.00	LF	10.00	10.00	100	2016	2016	3	89	445	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

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
1	000134	C	RES POND	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
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,891	114.0132	114.01	215,593	2015	2015	0	0	0	4.15	95.85	
1 SINGLE FAM - 100% - 2021 Heated Area: 1614 HX Base Yr 2021													

94025 LAST LN, YULEE	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	
7,952																	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	206,646		
TOTAL MARKET OB/XF VALUE	7,952		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	279,598		
SOH/AGL Deduction	77,483		
ASSESSED VALUE	202,115		
TOTAL EXEMPTION VALUE	HX HB SX 100,722		
BASE TAXABLE VALUE	101,393		
TOTAL JUST VALUE	279,598		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	269,711		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529839	CO ISSUED	0	07/13/2015
B1529839	NEW CONSTR	197,067	01/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2394/0534	9/16/2020	WD	Q	I	01	241,000	
GRANTOR: HANSEN JAMES E III & GRANTEE: LAMACHIA RALPH & SU							
2200/1660	5/31/2018	WD	Q	I	01	199,400	
GRANTOR: TORRES TYMON K & CECI GRANTEE: HANSEN JAMES E III							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FSP=[YR=2015] W12 BAS=[YR=2015] W27 S50 E12 PTO=[YR=2015] E7 FGR=[YR=2015] S12 E20 N20 W20 FOP=[YR=2015] W7 S4 E7 N4 \$ S8 \$ N4 W7 S4 \$ N8 E27 N32 W12N10S\$10 E12 N10 \$.																	