

LOT 560
IN OR 1975/470
HERON ISLES PHASE TWO C-1

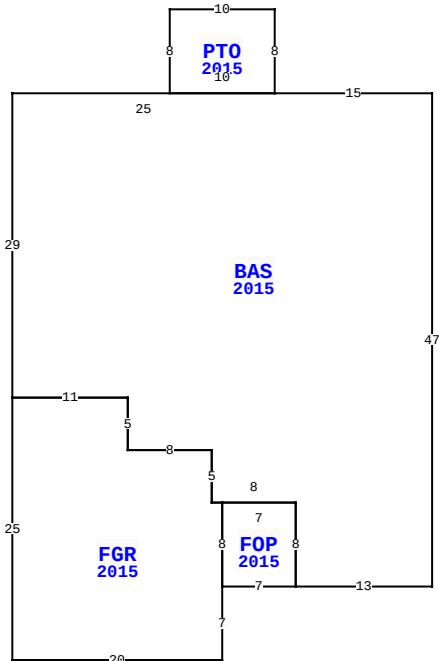
ALVAR FL LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

2025

37-3N-28-0741-0560-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	1,514	100	2015	1,514	166,346
FGR	450	55	2015	248	27,249
FOP	56	30	2015	17	1,868
PTO	80	5	2015	4	440
TOTALS	2,100			1,783	195,901

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	114.4500	114.45	204,064	2015	2015	0	0	0	4.00	96.00
1 SINGLE FAM - 0% - 0												
Heated Area: 1514												
HX Base Yr												
												
94011 LAST LN, YULEE												
				BLD DATE						LGL DATE		
				XF DATE						LAND DATE		
								AG DATE				
										05/13/2025		
										MLU		

EXTRA FEATURES										94011 LAST LN, YULEE			INC DATE					AG DATE			
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	0	16	3	48.00	SF	6.50	6.50	100	2015	2015	3	95	296					
2	0810	CONCRETE A	0	0	0	0	504.00	SF	6.50	6.50	100	2015	2015	3	95	3,112					