LOT 561
HERON ISLES PHASE TWO C-1
PBK 8/77

JANNUZZI COLIN & STEVIE
94002 LAST LN
YULEE, FL 32097

2025

37-3N-28-0741-0561-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

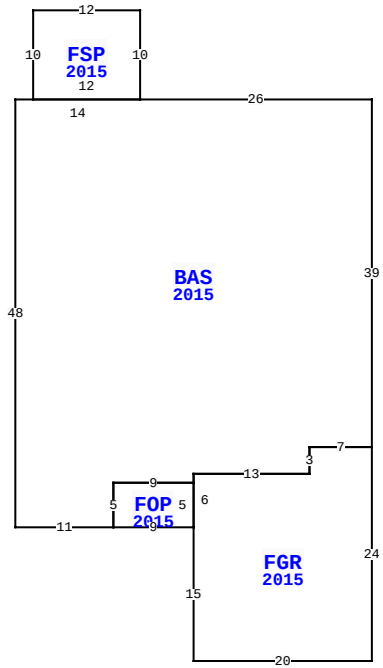
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,734	100	2015	1,734	193,079
FGR	441	55	2015	243	27,057
FOP	45	30	2015	14	1,559
FSP	120	40	2015	48	5,345
TOTALS	2,340			2,039	227,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	116.1741	116.17	236,871	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2025 Heated Area: 1734 HX Base Yr



94002 LAST LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,041
TOTAL MARKET OB/XF VALUE		9,441
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		301,482
SOH/AGL Deduction		0
ASSESSED VALUE		301,482
TOTAL EXEMPTION VALUE	13	301,482
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		301,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530737	CO ISSUED	0	12/28/2015
B1530737	NEW CONSTR	218,110	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/220	12/20/2024	WD	Q	I	01	334,000
GRANTOR: HERNANDEZ ANDY A & CO						
GRANTEE: JANNUZZI COLIN & ST						
2186/0761	3/19/2018	WD	Q	I	01	220,000
GRANTOR: ENGLISH SCOTT L & ELI						
GRANTEE: HERNANDEZ ANDY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 FSP=[YR=2015] N10 W12 S10 E12$ W14 S48 E11 FOP=[YR=2015] E9 FGR=[YR=2015] S15 E20 N24 W7 S3 W13 S6$ N5 W9 S5$ N5 E9 N1 E13 N3 E7 N39$.

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	195.00	SF	6.50	6.50	100	2015	2015	3	95	1,204	
2	0812	CONCRETE C	0	100	0	0	1,348.00	SF	4.00	4.00	100	2015	2015	3	95	5,122	
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2016	2016	3	89	2,848	
4	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 9,441

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