LOT 562
IN OR 2001/699
HERON ISLES PHASE TWO C-1

RONEY HARRIET M LEWIS
94008 LAST LN
YULEE, FL 32097

2025

37-3N-28-0741-0562-0000

BUILDING CHARACTERISTICS

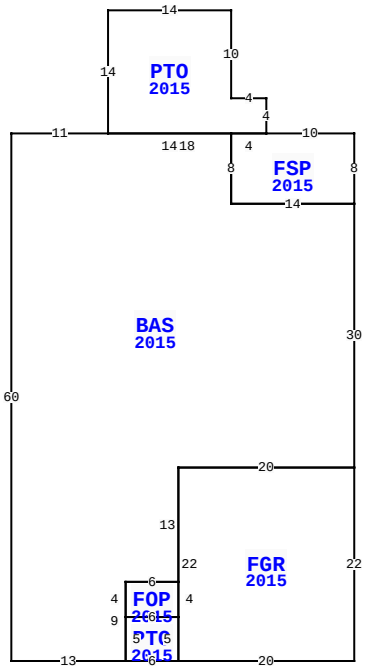
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,734	100	2015	1,734	197,018
FGR	440	55	2015	242	27,496
FOP	24	30	2015	7	796
FSP	112	40	2015	45	5,113
PTO	30	5	2015	2	227
PTO	212	5	2015	11	1,250
TOTALS	2,552			2,041	231,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,041	118.5408	118.54	241,940	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1734 HX Base Yr 2016



94008 LAST LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,899
TOTAL MARKET OB/XF VALUE		9,590
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		306,489
SOH/AGL Deduction		126,015
ASSESSED VALUE		180,474
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,752
TOTAL JUST VALUE		306,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530245	CO ISSUED	0	09/01/2015
B1530245	NEW CONSTR	216,823	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2001/0699	9/01/2015	WD	Q	I	01	172,300
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: LEWIS HARRIET M						
1954/0843	12/23/2014	WD	Q	V	02	30,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] E11 PTO=[YR=2015] N14 E14 S10 E4 S4
FSP=[YR=2015] E10 S8 W14 N8 E4$ W18$ E14 S8 E14 S30
FGR=[YR=2015] S22 W20 PTO=[YR=2015] W6 N5 FOP=[YR=2015] N4 E6 S4 W6$ E6 S5 $ N22 E20$ W20 S13 W6 S9 W13 N60 $.

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	0812	CONCRETE C	0	100	0	0	1,312.00	SF	4.00	4.00	100	2015	2015	3	95	4,986	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2015	2015	3	87	4,343	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 9,590

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