LOT 563
HERON ISLES PHASE TWO C-1
PBK 8/77

ACREE SARA
94014 LAST LANE
YULEE, FL 32097

2025

37-3N-28-0741-0563-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

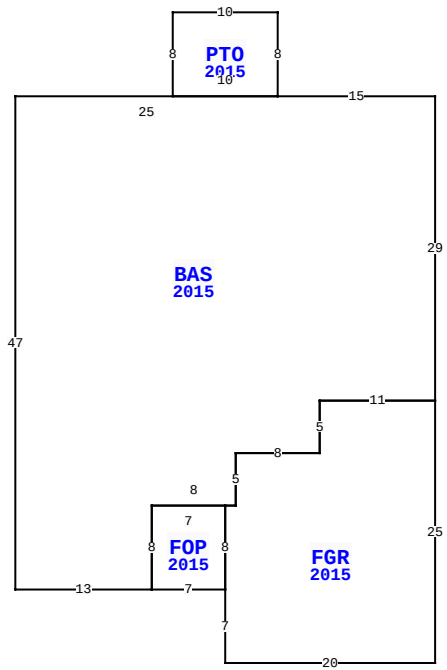
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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 – 100% - 2024 Heated Area: 1514 HX Base Yr 2024



94014 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		195,901
TOTAL MARKET OB/XF VALUE		2,902
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		263,803
SOH/AGL Deduction		2,563
ASSESSED VALUE		261,240
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,518
TOTAL JUST VALUE		263,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530421	CO ISSUED	0	09/18/2015
B1530421	NEW CONSTR	193,047	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/1036	2/08/2023	SW	Q	I	01	282,000
GRANTOR: ALVAR FL LLC						
GRANTEE: ACREE SARA						
1975/0455	4/09/2015	WD	Q	V	01	30,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ALVAR FL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 PTO=[YR=2015] N8 W10 S8 E10$ W25 S47 E13
FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N25 W11 S5 W8 S5 W1
S8$ N8 W7 S8$ N8 E8 N5 E8 N5 E11 N29$.

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	18	3	54.00	SF	6.50	6.50	100	2015	2015	3	95	333	
2	0811	CONCRETE B	0	100	0	0	520.00	SF	5.20	5.20	100	2015	2015	3	95	2,569	

LAND DESCRIPTION

TOTAL OB/XF 2,902

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