LOT 564
HERON ISLES PHASE TWO C-1
PBK 8/77

HEROIAN HAGOP JAKE & MARILYNNE REV LIVING TRUST/HE
94020 LAST LANE
YULEE, FL 32097

2025

37-3N-28-0741-0564-0000

BUILDING CHARACTERISTICS

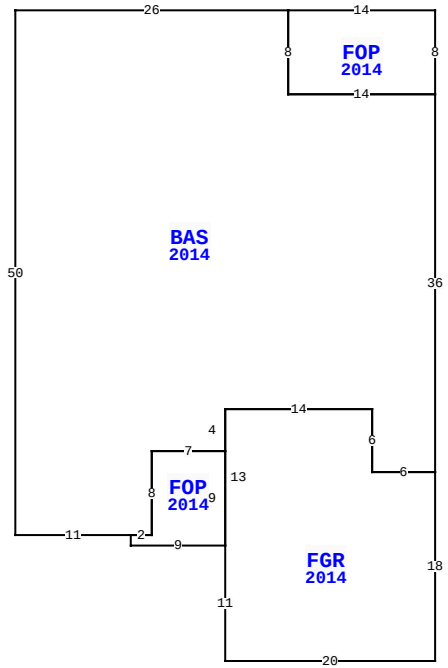
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,628	100	2014	1,628	184,335
FGR	444	55	2014	244	27,628
FOP	65	30	2014	20	2,265
FOP	112	30	2014	34	3,850
TOTALS	2,249			1,926	218,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,926	118.7466	118.75	228,712	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2023 Heated Area: 1628 HX Base Yr 2023



94020 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		218,077
TOTAL MARKET OB/XF VALUE		3,739
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		286,816
SOH/AGL Deduction		80,008
ASSESSED VALUE		206,808
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		106,086
TOTAL JUST VALUE		286,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429106	CO ISSUED	0	12/19/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0226	5/27/2022	WD	Q	I	01	367,000
GRANTOR: MORGAN KEVIN K & LAUR						
GRANTEE: HEROIAN HAGOP & MAR						
2232/1749	10/25/2018	WD	Q	I	01	205,000
GRANTOR: BELANGER DAVID A & TO						
GRANTEE: MORGAN KEVIN K & LA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W14 BAS=[YR=2014] W26 S50 E11 FOP=[YR=2014] S1 E9 FGR=[YR=2014] S11 E20 N18 W6 N6 W14 S13 $ N9 W7 S8 W2 $ E2 N8 E7 N4 E14 S6 E6 N36 W14 N8 $ S8 E14 N8 $.

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	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	2014	2014	3	94	3,739	

LAND DESCRIPTION

TOTAL OB/XF 3,739

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 01/15/2020 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS