LOT 565
HERON ISLES PHASE TWO C-1
PBK 8/77

ROSENFELD JOSHUA D & KRISTINA
4362 FOREST HILLS DR
FORTUNA, CA 95540

2025

37-3N-28-0741-0565-0000

BUILDING CHARACTERISTICS

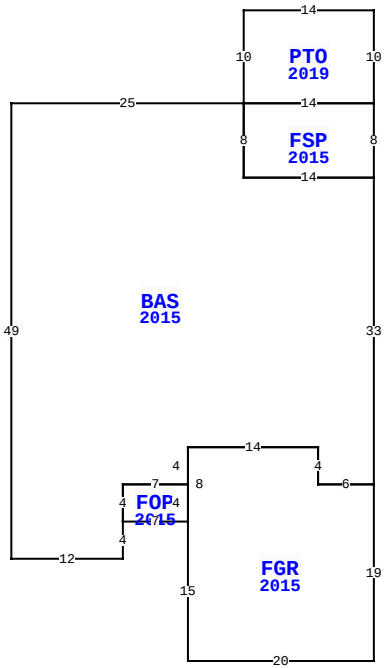
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,527	100	2015	1,527	175,050
FGR	436	55	2015	240	27,513
FOP	28	30	2015	8	917
FSP	112	40	2015	45	5,159
PTO	140	5	2019	7	802
TOTALS	2,243			1,827	209,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,827	119.5950	119.60	218,509	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 0 Heated Area: 1527 HX Base Yr



94032 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	209,441
TOTAL MARKET OB/XF VALUE	2,905
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	277,346
SOH/AGL Deduction	0
ASSESSED VALUE	277,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,346
TOTAL JUST VALUE	277,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429493	CO ISSUED	0	04/28/2015
B1429493	NEW CONSTR	191,092	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/0710	3/16/2021	WD	Q	I	02	250,000
GRANTOR: TYSON SPENCER & JEANE						
GRANTEE: ROSENFELD JOSHUA D						
2117/0238	4/27/2017	WD	Q	I	01	178,000
GRANTOR: ZURICH RYAN W & TAYLO						
GRANTEE: TYSON SPENCER & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N10 W14 S10 E14$ FSP=[YR=2015] W14
BAS=[YR=2015] W25 S49 E12 N4 FOP=[YR=2015] E7 FGR=[YR=2015]
S15 E20 N19 W6 N4 W14 S8 $ N4 W7 S4 $ N4 E7 N4 E14 S4 E6 N33
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	0	0	0	588.00	SF	5.20	5.20	100	2015	2015	3	95	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	0		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