LOT 566
HERON ISLES PHASE TWO C-1
PBK 8/77

HUDSPATH BRANDON & REBECCA
94046 LAST LN
YULEE, FL 32097

2025

37-3N-28-0741-0566-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

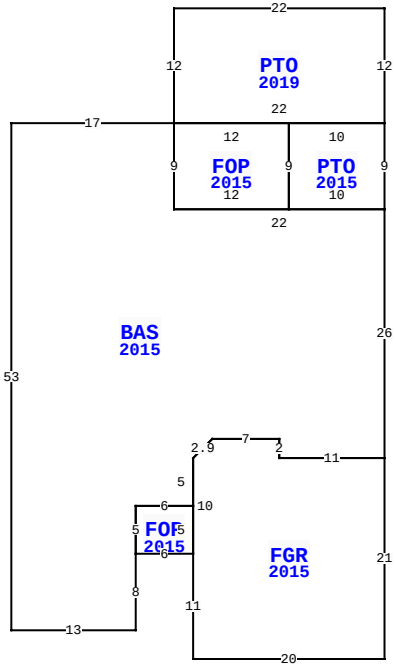
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,415	100	2015	1,415	163,622
FGR	436	55	2015	240	27,752
FOP	30	30	2015	9	1,041
FOP	108	30	2015	32	3,700
PTO	90	5	2015	4	463
PTO	264	5	2019	13	1,503
TOTALS	2,343			1,713	198,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,713	120.6450	120.64	206,656	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2024 Heated Area: 1415 HX Base Yr 2024



94046 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		198,080
TOTAL MARKET OB/XF VALUE		5,271
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		268,351
SOH/AGL Deduction		2,392
ASSESSED VALUE		265,959
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,237
TOTAL JUST VALUE		268,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530423	CO ISSUED	0	09/17/2015
B1530423	NEW CONSTR	182,712	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/1441	8/21/2020	WD	Q	I	01	225,000
GRANTOR: BLACKWELDER DYLAN						
GRANTEE: HUDSPATH BRANDON &						
2228/0278	10/03/2018	WD	Q	I	01	210,000
GRANTOR: RODRIGUEZ SHELIA M &						
GRANTEE: BLACKWELDER DYLAN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N12 W22 S12 E22$ PTO=[YR=2015] W10
FOP=[YR=2015] W12 BAS=[YR=2015] W17 S53 E13 N8
FOP=[YR=2015] E6 FGR=[YR=2015] S11 E20 N21 W11 N2 W7 D2 L2
S10$ N5 W6 S5$ N5 E6 N5 R2 U2 E7 S2 E11 N26 W22 N9$ S9 E12
N9$ S9 E10 N9$.

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	20	3	60.00	SF	6.50	6.50	100	2015	2015	3	95	371	
2	0811	CONCRETE B	0	100	0	0	615.00	SF	5.20	5.20	100	2015	2015	3	95	3,038	
3	0855	CONC PAVER	0	100	14	14	196.00	SF	10.00	10.00	100	2016	2016	3	95	1,862	

LAND DESCRIPTION

TOTAL OB/XF 5,271

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