LOT 568
HERON ISLES PHASE TWO C-1
PBK 8/77

SCHUMAN LLC
3500 S DUPONT HWY
DOVER, DE 19901

2025

37-3N-28-0741-0568-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

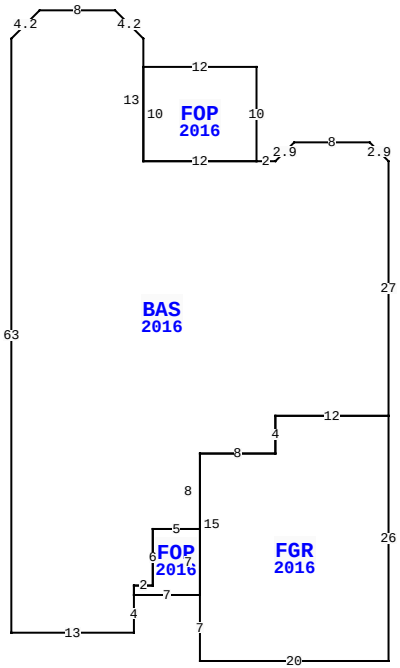
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,742	100	2016	1,742	193,085
FGR	488	55	2016	268	29,706
FOP	37	30	2016	11	1,219
FOP	120	30	2016	36	3,990
TOTALS	2,387			2,057	228,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,057	115.0422	115.04	236,637	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 0% - 2023 Heated Area: 1742 HX Base Yr



94068 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	228,000
TOTAL MARKET OB/XF VALUE	3,871
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	296,871
SOH/AGL Deduction	0
ASSESSED VALUE	296,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,871
TOTAL JUST VALUE	296,871
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531033	CO ISSUED	0	12/02/2016
B1531033	NEW CONSTR	220,853	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/0476	7/12/2022	WD	Q	I	01	355,000
GRANTOR: MASSEY TAYLOR E & ALI						
GRANTEE: SCHUMAN LLC						
2033/1869	3/11/2016	WD	Q	I	01	173,800
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MASSEY TAYLOR E & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W8 D2 L2 W2 FOP=[YR=2016] N10 W12 S10 E12$ W12 N13 U3 L3 W8 D3 L3 S63 E13 N4 FOP=[YR=2016] E7 FGR=[YR=2016] S7 E20 N26 W12 S4 W8 S15$ N7 W5 S6 W2 S1$ N1 E2 N6 E5 N8 E8 N4 E12 N27 U2 L2 $.

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	0	16	3	48.00	SF	6.50	6.50	100	2016	2016	3	95	296	
2	0810	CONCRETE A	0	0	0	0	579.00	SF	6.50	6.50	100	2016	2016	3	95	3,575	

LAND DESCRIPTION

TOTAL OB/XF 3,871

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS