

LOT 589
HERON ISLES PHASE TWO C-3
PBK 8/180

DIBLER CHRISTOPHER GORDON
97208 OWL ROOST CT
YULEE, FL 32097

2025

37-3N-28-0741-0589-0000



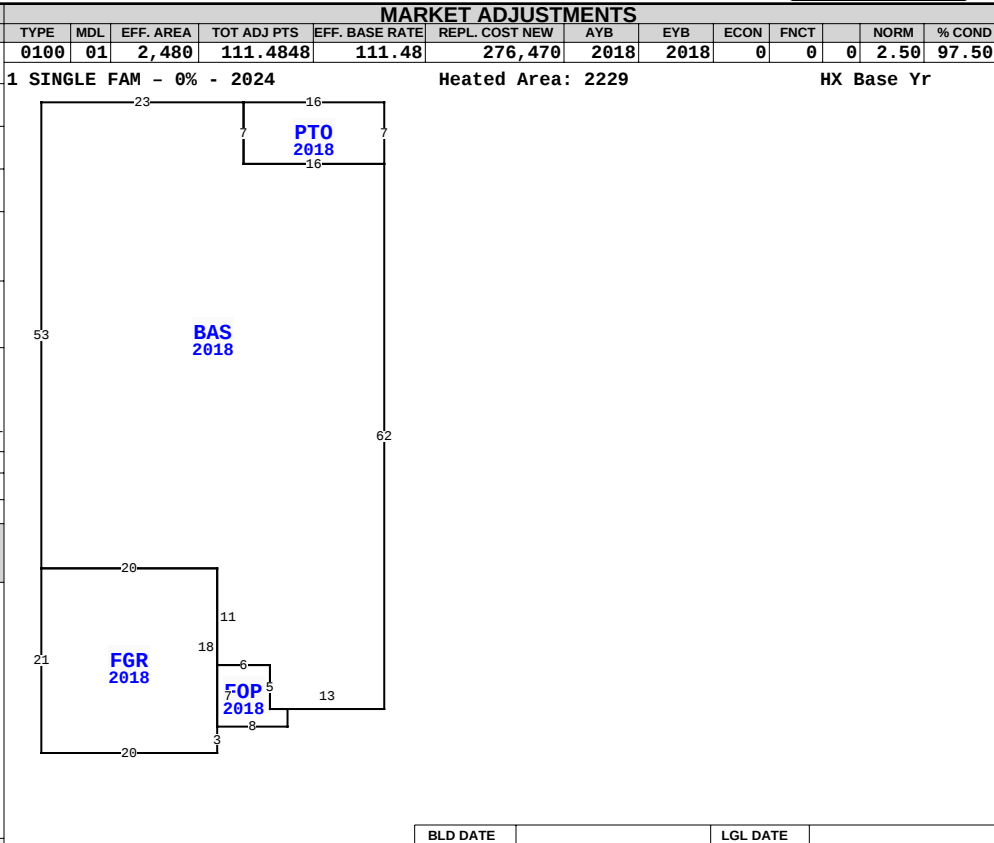
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMMT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,229	100	2018	2,229	242,277
FGR	420	55	2018	231	25,108
FOP	46	30	2018	14	1,522
PTO	112	5	2018	6	652

L N	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	592.00	SF	5.20	5.20	100	2018	2018	3	97	2,986	
2	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	

LAND DESCRIPTION			TOTAL OB/XF 3,270														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



7208 OWL ROOST CT, YULEE	BLD DATE		LGL DATE	05/13/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				269,558	
TOTAL MARKET OB/XF VALUE				3,270	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				337,828	
SOH/AGL Deduction				0	
ASSESSED VALUE				337,828	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				337,828	
TOTAL JUST VALUE				337,828	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				327,923	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1711193	CO ISSUED	0	04/26/2018
B1711193	NEW CONSTR	279,524	12/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1030	3/30/2023	WD	Q	I	01	355,000
GRANTOR: VALENTIN PETER & DORI						
GRANTEE: DIBLER CHRISTOPHER						
2196/1303	5/11/2018	SW	Q	I	01	239,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: VALENTIN PETER & DO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2018] W16 BAS=[YR=2018] W23 S53 FGR=[YR=2018] S21 E20 N3 FOP=[YR=2018] E8 N2 W2 N5 W6 S7\$ N18 W20\$ E20 S11 E6 S5 E13 N62 W16 N7\$ S7 E16 N7\$.									