

LOT 594
HERON ISLES PHASE TWO C-3
PBK 8/180

COTTO ANTONIO/
97225 OWL ROOST CT
YULEE, FL 32097

2025

37-3N-28-0741-0594-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

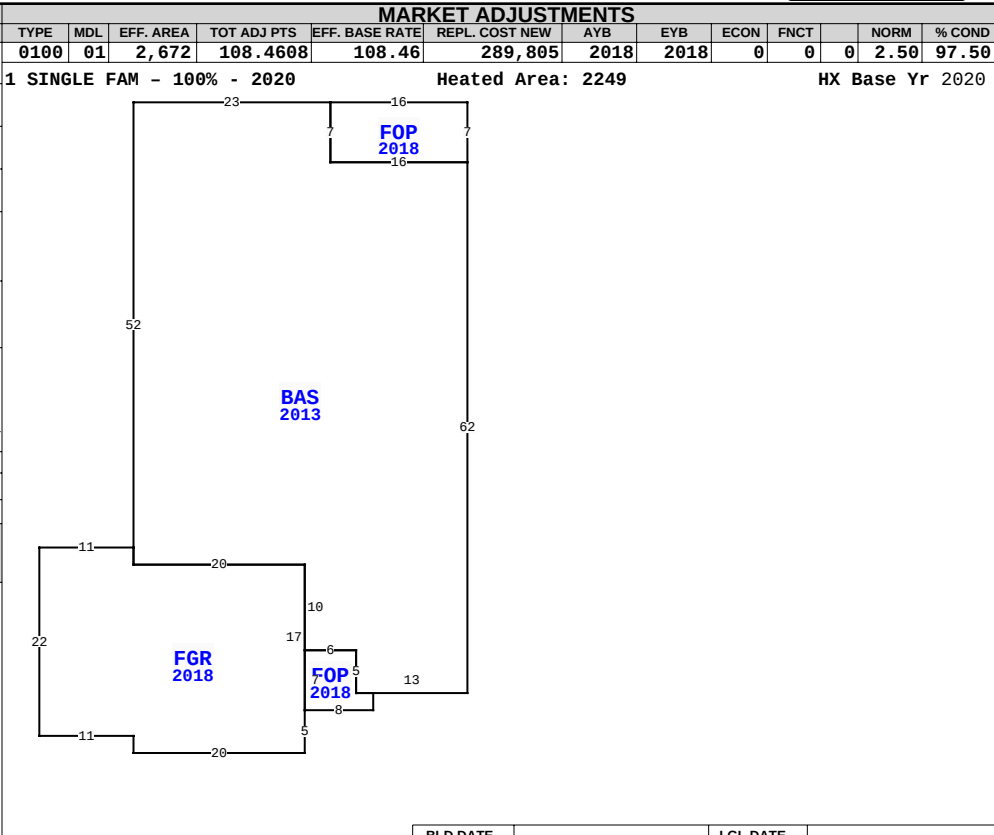
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,249	100	2013	2,249	237,829
FGR	682	55	2018	375	39,656
FOP	46	30	2018	14	1,480
FOP	112	30	2018	34	3,596
TOTALS	3,089			2,672	282,560

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,160.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/30/2019 BY DJ



97225 OWL ROOST CT, YULEE	BLD DATE		LGL DATE	05/13/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	282,560								
TOTAL MARKET OB/XF VALUE	8,512								
TOTAL LAND VALUE - MARKET	65,000								
TOTAL MARKET VALUE	356,072								
SOH/AGL Deduction	112,870								
ASSESSED VALUE	243,202								
TOTAL EXEMPTION VALUE	55,722								
BASE TAXABLE VALUE	187,480								
TOTAL JUST VALUE	356,072								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	346,212								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708763	CO ISSUED	0	02/07/2018
B1708763	NEW CONSTR	289,535	10/04/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	7/27/2018	CN	Q	I	01	254,000	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: COTTO ANTONIO							
2132/0395	7/07/2017	SW	Q	V	05	262,500	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W16 BAS=[YR=2013] W23 S52 FGR=[YR=2018] W11 S22 E11 S2 E20 N5 FOP=[YR=2018] E8 N2 W2 N5 W6 S7\$ N17 W20 N2\$ S2 E20 S10 E6 S5 E13 N62 W16 N7\$ S7 E16 N7\$.									

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