LOT 595
IN OR 2181/323
HERON ISLES PHASE TWO C-3

BARNES DAEMON & LARISSA
97221 OWL ROOST CT
YULEE, FL 32097

2025

37-3N-28-0741-0595-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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

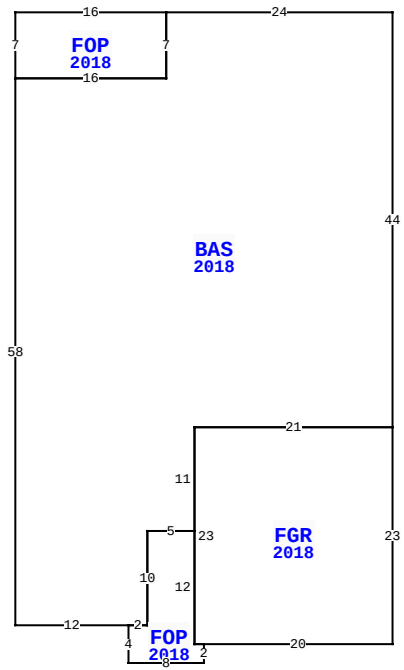
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2018	1,997	222,395
FGR	483	55	2018	266	29,623
FOP	80	30	2018	24	2,672
FOP	112	30	2018	34	3,786
TOTALS	2,672			2,321	258,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,321	114.2190	114.22	265,105	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1997 HX Base Yr 2019



97221 OWL ROOST CT, 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		258,477
TOTAL MARKET OB/XF VALUE		3,560
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		327,037
SOH/AGL Deduction		109,774
ASSESSED VALUE		217,263
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,541
TOTAL JUST VALUE		327,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C170989	CO ISSUED	0	02/22/2018
B1709899	NEW CONSTR	258,913	11/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2181/0323	2/23/2018	SW	Q	I	01	229,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BARNES DAEMON & LAR						
2153/0597	10/18/2017	SW	Q	V	05	300,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] W16 S7 E16 N7$ S7 W16 S58 E12 FOP=[YR=2018] S4 E8 N2 FGR=[YR=2018] E20 N23 W21 S23 E1$ W1 N12 W5 S10 W2$ E2 N10 E5 N11 E21 N44$.

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	100	0	0	672.00	SF	5.20	5.20	100	2018	2018	3	97	3,390	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	97	170	

LAND DESCRIPTION

TOTAL OB/XF 3,560

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 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS