LOT 596
HERON ISLES PHASE TWO C-3
PBK 8/180

BERRIOS
97217 OWL ROOST COURT
YULEE, FL 32097

2025

37-3N-28-0741-0596-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

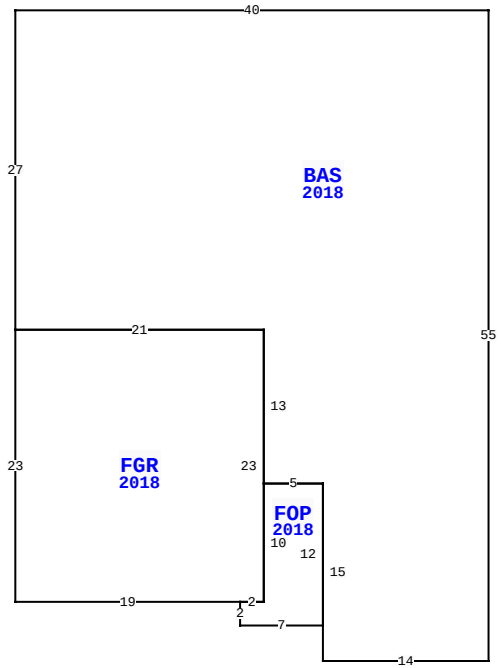
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,537	100	2018	1,537	174,030
FGR	483	55	2018	266	30,119
FOP	64	30	2018	19	2,151
TOTALS	2,084			1,822	206,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	116.1300	116.13	211,589	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1537 HX Base Yr 2019



97217 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		206,299
TOTAL MARKET OB/XF VALUE		3,456
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		274,755
SOH/AGL Deduction		93,935
ASSESSED VALUE		180,820
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,098
TOTAL JUST VALUE		274,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802240	CO ISSUED	0	07/17/2018
B1802240	NEW CONSTR	202,453	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/17/2018	CN	Q	I	01	207,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BERRIOS						
2179/0714	2/20/2018	SW	Q	V	05	562,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S27 FGR=[YR=2018] S23 E19 FOP=[YR=2018] S2 E7 N12 W5 S10 W2$ E2 N23 W21$ E21 S13 E5 S15 E14 N55$.

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	644.00	SF	5.20	5.20	100	2018	2018	3	97	3,248	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	97	151	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2018	2018	3	97	57	

LAND DESCRIPTION

TOTAL OB/XF 3,456

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