LOT 597
HERON ISLES PHASE TWO C-3
PBK 8/180

ACEVEDO JOSEPH W &/FARIA JACQUELINE ARROYO
97209 OWL ROOST CT
YULEE, FL 32097

2025

37-3N-28-0741-0597-0000

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/LAMNT 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

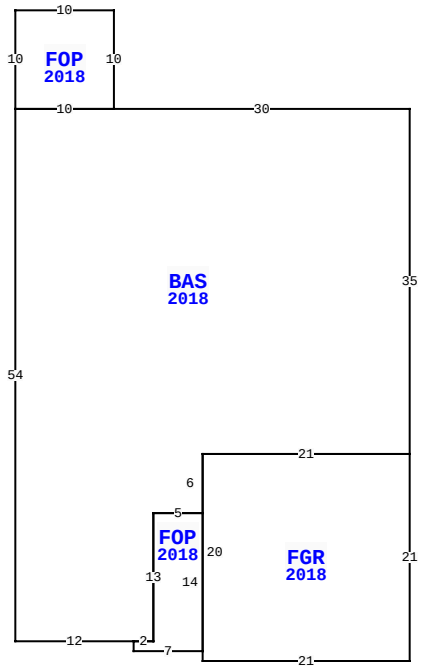
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	2018	1,696	188,196
FGR	441	55	2018	243	26,965
FOP	72	30	2018	22	2,441
FOP	100	30	2018	30	3,329
TOTALS	2,309			1,991	220,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,991	113.8074	113.81	226,596	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1696 HX Base Yr 2019



97209 OWL ROOST CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,931
TOTAL MARKET OB/XF VALUE		3,035
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		288,966
SOH/AGL Deduction		98,188
ASSESSED VALUE		190,778
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,056
TOTAL JUST VALUE		288,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802241	CO ISSUED	0	07/20/2019
B1802241	NEW CONSTR	222,100	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1459	11/23/2022	QC	U	I	11	100
GRANTOR: MERENGUELI ALEJANDRO						
GRANTEE: ACEVEDO JOSEPH W &						
2218/1143	8/15/2018	SW	Q	I	01	213,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ACEVEDO JOSEPH & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 FOP=[YR=2018] N10 W10 S10 E10$ W10 S54 E12 FOP=[YR=2018] S1 E7 FGR=[YR=2018] S1 E21 N21 W21 S20$ N14 W5 S13 W2$ E2 N13 E5 N6 E21 N35$.

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	568.00	SF	5.20	5.20	100	2018	2018	3	97	2,865	
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 3,035

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