

LOT 598
IN OR 2222/154
HERON ISLES PHASE TWO C-3

WICKLUND ERIC
97205 OWL ROOST CT
YULEE, FL 32097

2025

37-3N-28-0741-0598-0000



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
BAS	1,696	100
FGR	441	55
FOP	72	30
PTO	100	5
TOTALS	2,309	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,966	113.8074	113.81	223,750	2018	2018	0	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1696 HX Base Yr 2019												
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							
PTO	100	5	2018	5	555							
TOTALS	2,309			1,966	218,156							

97205 OWL ROOST CT, YULEE										XF DATE				LAND DATE		05/13/2025	MLU
										INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
596.00	SF	5.20	5.20	100	2018	2018	3	97	3,006								
27.00	SF	6.50	6.50	100	2018	2018	3	97	170								