LOT 37
HERON ISLES PHASE #1 PB 7/40

RHODEN EMILY SHAE
96025 SUNFISH LANE
YULEE, FL 32097

2026

37-3N-28-0740-0037-0000

BUILDING CHARACTERISTICS

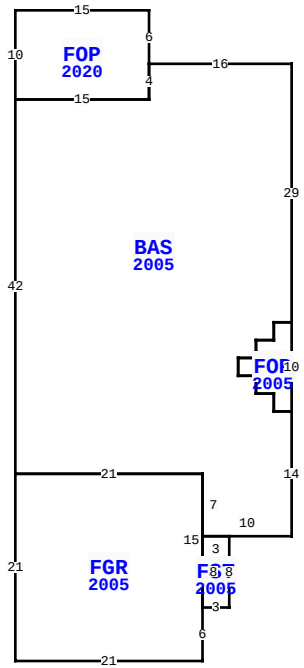
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,400	100	2005	1,400	144,148
FGR	441	55	2005	243	25,020
FOP	36	30	2005	11	1,132
FOP	150	30	2020	45	4,633
FST	24	55	2005	13	1,339
TOTALS	2,051			1,712	176,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	109.3000	114.76	196,469	2005	2005	0	0	0	10.28	89.72

1 SINGLE FAM 0% - 2024 Heated Area: 1400 HX Base Yr



96025 SUNFISH LN, 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	176,272
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	241,272
SOH/AGL Deduction	0
ASSESSED VALUE	241,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,272
TOTAL JUST VALUE	241,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B203559	FOP 10X15	1,500	05/13/2020
E14535	NEW CONSTR	2,000	03/01/2005
M09419	H/AC	0	03/01/2005
P09053	NEW CONSTR	0	02/01/2005
R046922	REPAIR/RRF	5,000	12/01/2004
B0414140	NEW CONSTR	105,336	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2877/0425	6/16/2026	WD	Q	I	01	290,000
GRANTOR: DB MIM I LLC						
GRANTEE: RHODEN EMILY SHAE						
2625/0589	3/13/2023	QC	U	I	11	100
GRANTOR: JVA IL LLC						
GRANTEE: DB MIM I LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FOP=[YR=2020] N6 W15 S10 E15 N4$ S4 W15 S42 FGR=[YR=2005] S21 E21 N6 FST=[YR=2005] E3 N8 W3 S8$ N15 W21$ E21 S7 E10 N14 FOP=[YR=2005] N10 W2 S2 W2 S2 W2 S2 E2 S2 E2 S2 E2$ W2 N2 W2 N2 W2 N2 E2 N2 E2 N2 E2 N29$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS