LOT 40
IN OR 1963/1992
HERON ISLES PHASE #1 PB 7/40

MARENOF BARBARA/SCOTT LEA-ELLAN L
96005 SUNFISH DR
YULEE, FL 32097

2026

37-3N-28-0740-0040-0000

BUILDING CHARACTERISTICS

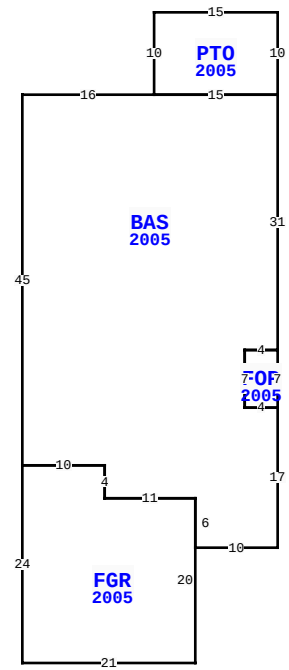
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,511	100	2005	1,511	154,876
FGR	460	55	2005	253	25,932
FOP	28	30	2005	8	820
PTO	150	5	2005	8	820
TOTALS	2,149			1,780	182,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,780	108.2000	113.61	202,226	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 100% - 2016 Heated Area: 1511 HX Base Yr 2016



96005 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		182,448
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		247,448
SOH/AGL Deduction		110,415
ASSESSED VALUE		137,033
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		80,622
TOTAL JUST VALUE		247,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16220	NEW CONSTR	2,000	11/01/2005
M10653	H/AC	0	11/01/2005
P09926	NEW CONSTR	0	08/01/2005
R0507778	REPAIR/RRF	3,000	06/01/2005
B0515443	NEW CONSTR	112,200	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/1992	2/20/2015	WD	Q	I	02	147,500
GRANTOR: BOWEN FREDDIE D JR &						
GRANTEE: MARENOF BARBARA & L						
1394/1468	3/09/2006	WD	Q	I		177,500
GRANTOR: ARBO STEPHEN P						
GRANTEE: BOWEN FREDDIE D JR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W15 S10 BAS=[YR=2005] W16 S45 FGR=[YR=2005] S24 E21 N20 W11 N4 W10$ E10 S4 E11 S6 E10 N17 FOP=[YR=2005] N7 W4 S7 E4$ W4 N7 E4 N31 W15$ E15 N10$.

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