LOT 41
HERON ISLES PHASE #1 PB 7/40

FINCH JOHN
96001 SUNFISH LANE
YULEE, FL 32097

2026

37-3N-28-0740-0041-0000

BUILDING CHARACTERISTICS

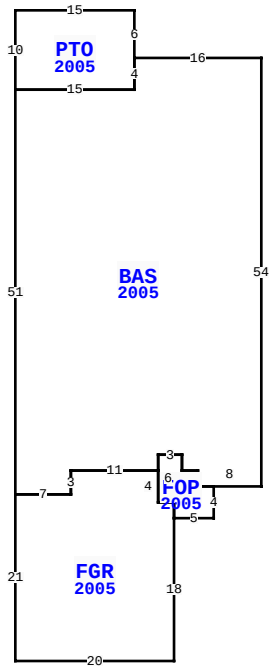
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,583	100	2005	1,583	159,014
FGR	451	55	2005	248	24,912
FOP	40	30	2005	12	1,205
PTO	150	5	2005	8	804
TOTALS	2,224			1,851	185,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	106.0360	111.34	206,090	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 100% - 2024 Heated Area: 1583 HX Base Yr 2024



96001 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		185,934
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		250,934
SOH/AGL Deduction		0
ASSESSED VALUE		250,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,523
TOTAL JUST VALUE		250,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14492	NEW CONSTR	2,000	03/01/2005
M09489	H/AC	0	03/01/2005
P09114	NEW CONSTR	0	03/01/2005
R046984	REPAIR/RRF	5,000	12/01/2004
B0414221	NEW CONSTR	116,323	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1490	4/28/2023	WD	Q	I	01	295,000
GRANTOR: EREMITA RICHARD						
GRANTEE: FINCH JOHN						
2154/1239	10/30/2017	WD	Q	I	01	155,000
GRANTOR: BYNUM ELTON R & ADREA						
GRANTEE: EREMITA RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N6 W15 S10 E15 N4$ S4 W15 S51 FGR=[YR=2005] S21 E20 N18 FOP=[YR=2005] E5 N4 W2 N2 W2 N2 W3 S6 E2 S2 $ N2 W2 N4 W11 S3 W7 $ E7 N3 E11 N2 E3 S2 E2 S2 E8 N54 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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