

LOT 593
IN OR 2203/1261
HERON ISLES PHASE TWO C-3

WALLACE KWEKU MENSAH & KAREN
97224 OWL ROOST COURT
YULEE, FL 32097

2026

37-3N-28-0741-0593-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	13	LVT/LAMMT 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	1,075	100	2018	1,075	114,150
FGR	407	55	2018	224	23,785
FOP	36	30	2018	11	1,168
FUS	1,333	100	2018	1,333	141,546
PTO	368	5	2021	18	1,911
STR	77	10	2018	8	850
TOTALS	3,296			2,669	283,410

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,669	104.2560	109.47	292,175	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019

Heated Area: 2408

HX Base Yr 2019

The floor plan diagram illustrates a building layout with several labeled areas and their dimensions. The areas are: PTO 2021 (top left), BAS 2018 (center left), FGR 2018 (bottom left), FUS 2018 (right), and STR 2018 (small central area). Dimensions are provided for various sections of the building, including wall lengths and room widths. The overall layout is complex, with multiple rooms and corridors.

BLD DATE	LGL DATE
XF DATE	LAND DATE

05/13/2025

MLU