

LOT 596
HERON ISLES PHASE TWO C-3
PBK 8/180

BERRIOS
97217 OWL ROOST COURT
YULEE, FL 32097

2026

37-3N-28-0741-0596-0000



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			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	1,537	100	2018	1,537	173,137
FGR	483	55	2018	266	29,964
FOP	64	30	2018	19	2,140
TOTALS	2,084			1,822	205,241

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	110.6000	116.13	211,589	2018	2018	0	0	0	3.00	97.00
1 SINGLE FAM 100% - 2019 Heated Area: 1537 HX Base Yr 2019												
27 21 23 19 2 7 14 15 12 10 5 13 23 55 BAS 2018 FGR 2018 FOP 2018												
BLD DATE								LGL DATE				
XF DATE								LAND DATE		05/13/2025 MLU		