LOT 574
HERON ISLES PHASE TWO C-3
PBK 8/180

K T KING PROPERTIES LLC
360 W HUBBARD ST
CHICAGO, IL 60654

2023

37-3N-28-0741-0574-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01

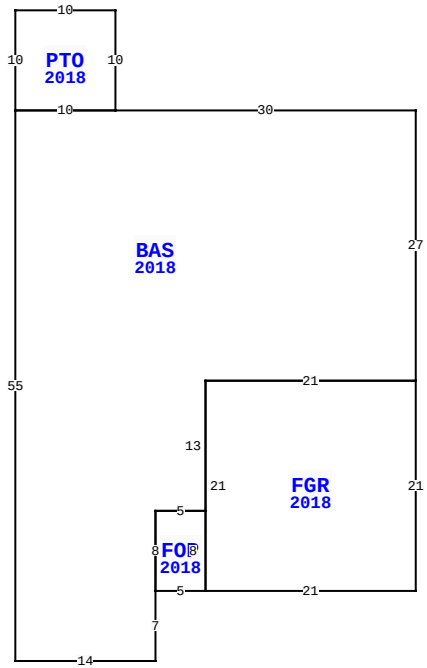
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	179,599
FGR	441	55	243	28,395
FOP	40	30	12	1,403
PTO	100	5	5	584
TOTALS	2,118		1,797	209,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,797	99.9000	118.63	213,178	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 1537 HX Base Yr



97561 ALBATROSS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	209,980
TOTAL MARKET OB/XF VALUE	3,748
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	268,728
SOH/AGL Deduction	56,039
ASSESSED VALUE	212,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,689
TOTAL JUST VALUE	268,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1711147	CO ISSUED	0	04/02/2018
B1711147	NEW CONSTR	199,951	12/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2367/0448	5/23/2020	WD	U	I	11	100
GRANTOR: GIBSON KURT E						
GRANTEE: K T KING PROPERTIES						
2307/0903	9/24/2019	WD	Q	I	01	215,000
GRANTOR: GENSLINGER MICHAEL &						
GRANTEE: GIBSON KURT E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 PTO=[YR=2018] N10 W10 S10 E10$ W10 S55 E14 N7 FOP=[YR=2018] E5 FGR=[YR=2018] E21 N21 W21 S21$ N8 W5 S8$ N8 E5 N13 E21 N27$.

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
1	0811	CONCRETE B	0	0	0	0	698.00	SF	5.20	5.20	100	2018	2018	3	98	3,557	
2	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	98	191	

LAND DESCRIPTION

TOTAL OB/XF 3,748

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS