

LOT 577  
HERON ISLES PHASE TWO C-3  
PBK 8/180

GILLOTTI ERIC M  
97543 ALBATROSS DR  
YULEE, FL 32097

2023

37-3N-28-0741-0577-0000



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                           |                      |           | MARKET ADJUSTMENTS |                |                |             |                |           |          |             |         |                   | NASSAU COUNTY PROPERTY |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|---------------------------|----------------------|-----------|--------------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|-------------------|------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|-----------------|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                      | MDL                  | EFF. AREA | TOT ADJ PTS        | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1       |                        |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 10               | ABOVE AVG 100  | 0900                      | 01                   | 1,826     | 99.5400            | 118.20         | 215,833        | 2018        | 2018           | 0         | 0        | 1.50        | 98.50   | VALUATION SUMMARY |                        |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2019  |                      |           |                    |                |                |             |                |           |          |             |         | Heated Area: 1537 |                        |            |                             |      |         |      |     |    |        |  |  | HX Base Yr 2019 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                    |                  |                | 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                     | 178,948              |           |                    |                |                |             |                |           |          |             |         |                   |                        |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                        | 441              | 55             | 243                       | 28,292               |           |                    |                |                |             |                |           |          |             |         |                   |                        |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 54               | 30             | 16                        | 1,863                |           |                    |                |                |             |                |           |          |             |         |                   |                        |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 100              | 30             | 30                        | 3,493                |           |                    |                |                |             |                |           |          |             |         |                   |                        |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 2,132                     |                      | 1,826     | 212,596            |                |                |             |                |           |          |             |         |                   |                        |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                | 97543 ALBATROSS DR, YULEE |                      |           |                    |                |                |             |                |           |          |             |         |                   |                        |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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      |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                          | 0811             | CONCRETE B     | 0                         | 100                  | 0         | 0                  | 689.00         | SF             | 5.20        | 5.20           | 100       | 2018     | 2018        | 3       | 98                | 3,511                  |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0810             | CONCRETE A     | 0                         | 100                  | 0         | 0                  | 24.00          | SF             | 6.50        | 6.50           | 100       | 2018     | 2018        | 3       | 98                | 153                    |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                          | 0476             | VF 6 SBPL      | 0                         | 100                  | 0         | 0                  | 168.00         | LF             | 32.00       | 32.00          | 100       | 2018     | 2018        | 3       | 95                | 5,107                  |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                          | 0470             | VNYL GATE      | 0                         | 100                  | 0         | 0                  | 1.00           | UT             | 300.00      | 300.00         | 100       | 2018     | 2018        | 3       | 95                | 285                    |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                | TOTAL OB/XF               |                      |           |                    |                |                |             |                |           |          |             |         |                   |                        | 9,056      |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION      | CAP                  | R D       | LOC ZONE           | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH 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                       | 100                  |           |                    | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 1.00    | 55,000.00         | 55,000.00              | 55,000     |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/30/2018 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS |                  |                |                           |                      |           |                    |                |                |             |                |           |          |             |         |                   |                        |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2646/1641         | 5/31/2023 | WD        | Q   | I   | 01     | 335,000    |

GRANTOR: LISLE ANDREW N & STEP

GRANTEE: GILLOTTI ERIC M

|           |           |    |   |   |    |         |
|-----------|-----------|----|---|---|----|---------|
| 2208/1500 | 6/29/2018 | SW | Q | I | 01 | 213,500 |
|-----------|-----------|----|---|---|----|---------|

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: LISLE ANDREW N & ST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 FOP=[YR=2018] N10 W10 S10 E10\$ W10 S55 E14 N5 FOP=[YR=2018] E7 N2 FGR=[YR=2018] E19 N21 W21 S21 E2\$ W2 N8 W5 S10\$ N10 E5 N13 E21 N27\$.