

LOT 581
HERON ISLES PHASE TWO C-3
PBK 8/180

LUMINA GRACE LLC
9357 JACKS PL
PATTERSON, CA 95363

2023

37-3N-28-0741-0581-0000



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	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 100	0900	01	1,801	106.0200	125.90	226,746	2018	2018	0	0	1.50	98.50	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1537									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 60																							
Interior Floo	14	CARPET 40																							
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	190,605																					
FGR	441	55	243	30,135																					
FOP	54	30	16	1,984																					
PTO	100	5	5	621																					
TOTALS			2,132	1,801	223,345																				
EXTRA FEATURES			97509 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	0	0	0	692.00	SF	5.20	5.20	100	2018	2018	3	98	3,526									
2	0810	CONCRETE A	0	0	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	98	134									
BUILDING DIMENSIONS																									
BAS=[YR=2018] W30 PTO=[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\$.																									
LAND DESCRIPTION																									
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	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																									