LOT 582
HERON ISLES PHASE TWO C-3
PBK 8/180

WILKISON ROBERT & LYNN
2703 MORNING LIGHT CT
FLAGLER BEACH, FL 32136

2023

37-3N-28-0741-0582-0000

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	11	CLAY TILE 100
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

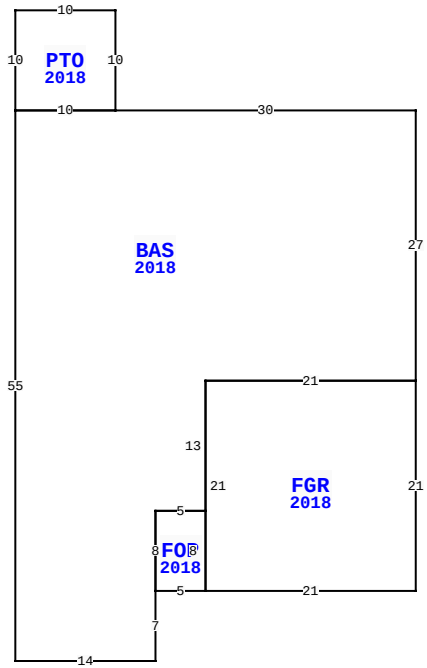
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	199,023
FGR	441	55	243	31,466
FOP	40	30	12	1,554
PTO	100	5	5	647
TOTALS	2,118		1,797	232,690

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	110.7000	131.46	236,234	2018	2018	0	0	0	1.50	98.50

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



97503 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,690
TOTAL MARKET OB/XF VALUE	4,332
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	292,022
SOH/AGL Deduction	34,249
ASSESSED VALUE	257,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,773
TOTAL JUST VALUE	292,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800134	CO ISSUED	0	04/16/2018
B1800134	NEW CONSTR	199,951	01/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1511	4/01/2021	WD	Q	I	01	253,300
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: WILKISON ROBERT & L						
2435/1879	2/22/2021	CT	U	I	18	214,800
GRANTOR: CLERK OF COURT						
GRANTEE: DUVAL HOME BUYERS L						

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	820.00	SF	5.20	5.20	100	2018	2018	3	98	4,179	
2	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	98	153	

LAND DESCRIPTION

TOTAL OB/XF 4,332

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