

LOT 586
HERON ISLES PHASE TWO C-3
PBK 8/180

RUSINEK RONALD S
403 TARPON AVE #302
FERNANDINA BEACH, FL 32034

2023

37-3N-28-0741-0586-0000



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	2,258	96.6672	114.79	259,196	2018	2018	0	0	1.50	98.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023												Heated Area: 1997									
Roof Cover	03	COMP SHNGL 100													HX Base Yr									
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		4 100																						
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	1,997	100	1,997	225,797																				
FGR	441	55	243	27,476																				
FOP	40	30	12	1,356																				
PTO	112	5	6	679																				
TOTALS			2,590	2,258	255,308																			
EXTRA FEATURES			97491 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	624.00	SF	5.20	5.20	100	2018	2018	3	98	3,180								
2	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2018	2018	3	98	287								
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																								