LOT 482
HERON ISLES PHASE TWO C-2
PBK 8/132

MASON ROBERT WAYNE
2010 EL CAMINO REAL #1036
SANTA CLARA, CA 95050

2023

37-3N-28-0743-0482-0000

BUILDING CHARACTERISTICS

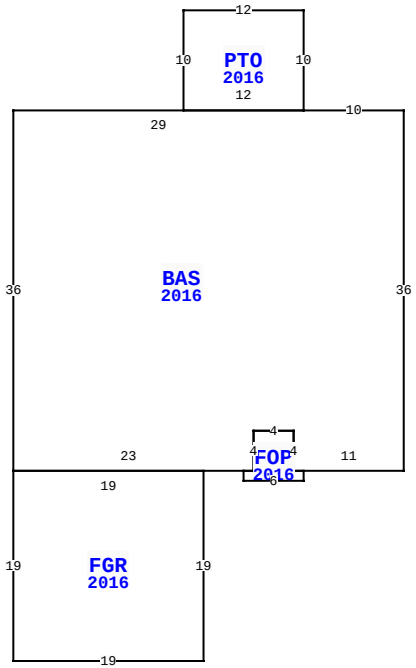
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,388	100	1,388	169,537
FGR	361	55	199	24,307
FOP	22	30	7	855
PTO	120	5	6	733
TOTALS	1,891		1,600	195,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,600	105.6618	125.47	200,752	2016	2016	0	0	0	2.65	97.35

1 SNGL FAM – 100% - 2017 Heated Area: 1388 HX Base Yr 2017



97630 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		195,432
TOTAL MARKET OB/XF VALUE		3,208
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		253,640
SOH/AGL Deduction		110,096
ASSESSED VALUE		143,544
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		38,544
TOTAL JUST VALUE		253,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632178	CO ISSUED	0	12/02/2016
B1632178	NEW CONSTR	173,720	04/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/238	5/22/2023	WD	Q	I	01	322,000
GRANTOR: HOUTZ KAREN S						
GRANTEE: MASON ROBERT WAYNE						
2535/0821	2/01/2022	LE	U	I	14	100
GRANTOR: JONES HELEN L						
GRANTEE: JONES HELEN L L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 PTO=[YR=2016] N10 W12 S10 E12 $ W29 S36
FGR=[YR=2016] S19 E19 N19 W19 $ E23 FOP=[YR=2016] S1 E6 N1
W1 N4 W4 S4 W1 $ E1 N4 E4 S4 E11 N36 $.

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	100	0	0	636.00	SF	5.20	5.20	100	2016	2016	3	97	3,208	

LAND DESCRIPTION

TOTAL OB/XF 3,208

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2017 BY RK Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS