LOT 487
HERON ISLES PHASE TWO C-2
PBK 8/132

HUDSON SFR PROPERTY HOLDINGS III LLC
2711 N HASKELL STE 2100
DALLAS, TX 75204

2023

37-3N-28-0743-0487-0000

BUILDING CHARACTERISTICS

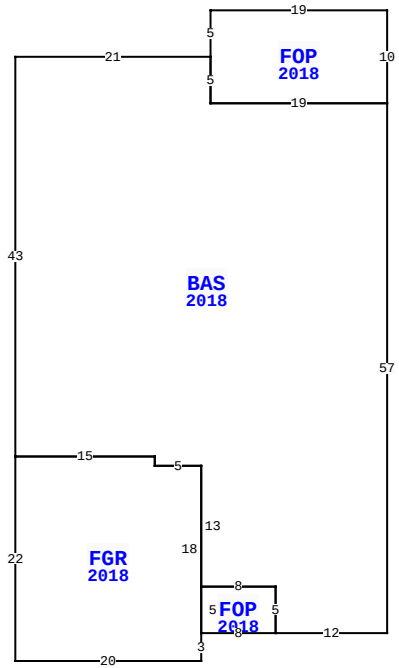
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,970	100	1,970	224,847
FGR	435	55	239	27,278
FOP	40	30	12	1,370
FOP	190	30	57	6,506
TOTALS	2,635		2,278	260,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,278	97.7256	116.05	264,362	2018	2018	0	0	0	1.65	98.35

1 SNGL FAM – 0% - 2023 Heated Area: 1970 HX Base Yr



97660 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	260,000
TOTAL MARKET OB/XF VALUE	3,829
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	318,829
SOH/AGL Deduction	0
ASSESSED VALUE	318,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,829
TOTAL JUST VALUE	318,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800769	CO ISSUED	0	07/13/2018
B1800769	NEW CONSTR	254,399	01/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/0483	6/22/2022	WD	Q	I	01	373,000
GRANTOR: GUTIERREZ DANIEL						
GRANTEE: HUDSON SFR PROPERTY						
2210/1855	7/16/2018	WD	Q	I	01	206,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GUTIERREZ DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W19 S5 BAS=[YR=2018] W21 S43 FGR=[YR=2018] S22 E20 N3 FOP=[YR=2018] E8 N5 W8 S5$ N18 W5 N1 W15$ E15 S1 E5 S13 E8 S5 E12 N57 W19 N5$ S5 E19 N10$.

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	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2018	2018	3	98	268	
2	0810	CONCRETE A	0	0	0	0	559.00	SF	6.50	6.50	100	2018	2018	3	98	3,561	

LAND DESCRIPTION

TOTAL OB/XF 3,829

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 01/29/2019 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS