

LOT 490
IN OR 2123/1315
HERON ISLES PHASE TWO C-2

TAYLOR DENMARS L SR & RITHADANANN A
97678 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0743-0490-0000



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 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,177	100	2,177	241,500
FGR	483	55	266	29,508
FOP	47	30	14	1,553
FOP	100	30	30	3,328
TOTALS	2,807		2,487	275,889

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	550.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,487	95.4720	113.37	281,951	2017	2017	0	0	2.15	97.85
1 SNGL FAM - 100% - 2019 Heated Area: 2177 HX Base Yr 2019											

TOTAL OB/XF											
3,771											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,889	
TOTAL MARKET OB/XF VALUE		3,771	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		334,660	
SOH/AGL Deduction		116,473	
ASSESSED VALUE		218,187	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,187	
TOTAL JUST VALUE		334,660	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,781	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1633441	CO ISSUED	0	05/23/2017
B1633441	NEW CONSTR	271,253	11/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2123/1315	5/30/2017	WD	Q	I	01	214,600	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: TAYLOR DENMARS L SR							
2074/1575	9/28/2016	WD	Q	V	01	32,500	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: ADVANTAGE HOME BUIL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2017] W10 BAS=[YR=2017] W30 S52 FGR=[YR=2017] S23 E21 N7 FOP=[YR=2017] E7 N5 W1 N2 W6 S7\$ N16 W21\$ E21 S9 E6 S2 E13 N53 W10 N10\$ S10 E10 N10\$.											