

LOT 492
IN OR 2205/1364
HERON ISLES PHASE TWO C-2

PAGE LAWRENCE BRADLEY & ALLISSIA MCENTEE
97690 ALBATROSS DRIVE
YULEE, FL 32097

2023

37-3N-28-0743-0492-0000



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	13 LVT/LAMNT 20
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

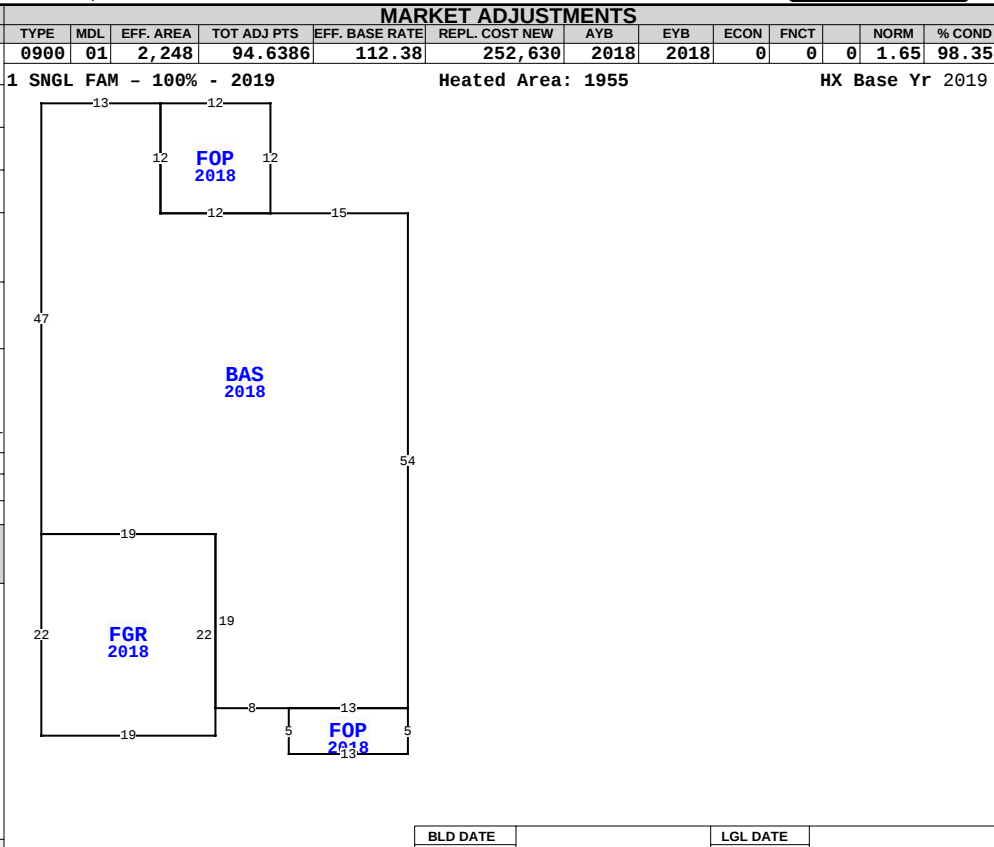
Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,955	100	1,955	216,078
FGR	418	55	230	25,421
FOP	65	30	20	2,211
FOP	144	30	43	4,752
TOTALS	2,582		2,248	248,462

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2018
2	0810	CONCRETE A	0 100	0	0	591.00	SF	6.50	6.50	100	2018

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



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						248,462					
TOTAL MARKET OB/XF VALUE						4,224					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						307,686					
SOH/AGL Deduction						108,373					
ASSESSED VALUE						199,313					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						149,313					
TOTAL JUST VALUE						307,686					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						246,076					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709889	CO ISSUED	0	06/22/2018
B1709889	NEW CONSTR	251,532	11/07/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1364	6/22/2018	WD	Q	I	02	208,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: PAGE LAWRENCE BRADL						
2140/0415	8/11/2017	WD	Q	V	01	40,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: NEW ATLANTIC BUILD						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W15 FOP=[YR=2018] N12 W12 S12 E12\$ W12 N12 W13 S47 FGR=[YR=2018] S22 E19 N22 W19\$ E19 S19 E8 FOP=[YR=2018] S5 E13 N5 W13\$ E13 N54\$.											