

LOT 495  
HERON ISLES PHASE TWO C-2  
PBK 8/132

KERSHAW MICHAEL E & ELIZABETH  
97708 ALBATROSS DR  
YULEE, FL 32097

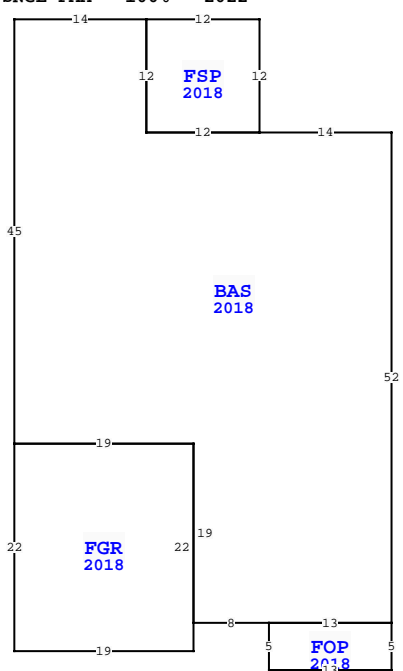
2023

37-3N-28-0743-0495-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 100	
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
BAS	1,887	100	1,887
FGR	418	55	230
FOP	65	30	20
FSP	144	40	58
TOTALS	2,514		2,195

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,195	96.0498	114.06	250,362	2018	2018	0	0	1.65	98.35
1 SNGL FAM - 100% - 2022 Heated Area: 1887 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			246,231
TOTAL MARKET OB/XF VALUE			8,157
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			309,388
SOH/AGL Deduction			55,493
ASSESSED VALUE			253,895
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			203,895
TOTAL JUST VALUE			309,388
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800768	CO ISSUED	0	06/27/2018
B1800768	NEW CONSTR	242,007	01/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/1080	3/12/2021	WD Q	Q	I	01	270,000
GRANTOR: CHANDLER CARTER & MAR						
GRANTEE: KERSHAW MICHAEL E &						
2207/0786	6/27/2018	WD Q	Q	I	01	218,800
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CHANDLER CARTER & M						

EXTRA FEATURES																
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	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2018	2018	3	98	459	
2	0810	CONCRETE A	0 100	0	0	591.00	SF	6.50	6.50	100	2018	2018	3	98	3,765	
3	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2018	2018	3	95	3,648	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W14 FSP=[YR=2018] N12 W12 S12 E12\$ W12 N12 W14 S45 FGR=[YR=2018] S22 E19 N22 W19\$ E19 S19 E8 FOP=[YR=2018] S5 E13 N5 W13\$ E13 N52\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							