LOT 496
IN OR 2137/1618
HERON ISLES PHASE TWO C-2

TRUMP JOSEPH RAYMOND
403 11TH AVE
SEATTLE, WA 98122

2023

37-3N-28-0743-0496-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

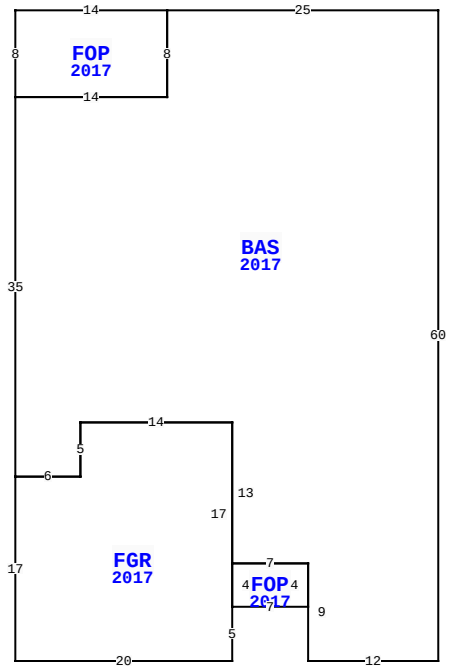
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,755	100	1,755	200,731
FGR	410	55	226	25,849
FOP	28	30	8	915
FOP	112	30	34	3,889
TOTALS	2,305		2,023	231,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,023	98.4312	116.89	236,468	2017	2017	0	0	0	2.15	97.85

1 SNGL FAM – 100% - 2018 Heated Area: 1755 HX Base Yr 2018



97714 ALBATROSS DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,384
TOTAL MARKET OB/XF VALUE		3,884
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		290,268
SOH/AGL Deduction		112,275
ASSESSED VALUE		177,993
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		127,993
TOTAL JUST VALUE		290,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632986	CO ISSUED	0	07/26/2017
B1632986	NEW CONSTR	219,735	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2137/1618	7/31/2017	WD	Q	I	01	189,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: TRUMP JOSEPH RAYMON						
2053/1425	6/09/2016	WD	Q	V	01	32,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FOP=[YR=2017] W14 S8 E14 N8$ S8 W14 S35
FGR=[YR=2017] S17 E20 N5 FOP=[YR=2017] E7 N4 W7 S4$ N17 W14
S5 W6$ E6 N5 E14 S13 E7 S9 E12 N60$.

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	100	14	3	42.00	SF	6.50	6.50	100	2017	2017	3	97	265	
2	0810	CONCRETE A	0	100	0	0	574.00	SF	6.50	6.50	100	2017	2017	3	97	3,619	

LAND DESCRIPTION

TOTAL OB/XF 3,884

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 07/25/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS