

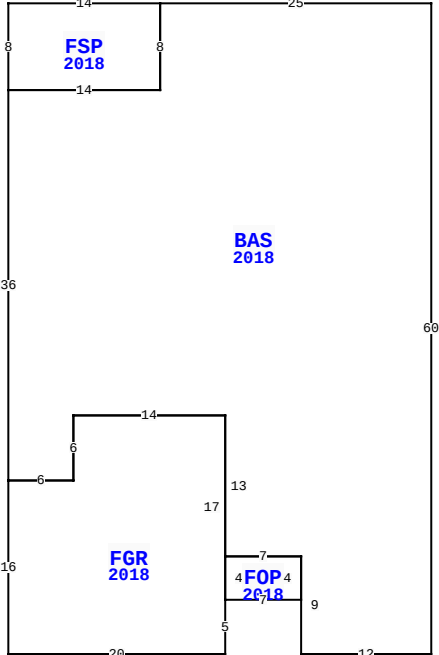
LOT 505
IN OR 2122/674
HERON ISLES PHASE TWO C-2

HAMILTON JEFFREY & MARCI ESTEP
96253 SOUTHERN LILY COURT
YULEE, FL 32097

2023

37-3N-28-0743-0505-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	10	ABOVE AVG 70								0900	01	2,036	96.1380	114.16	232,430		2018	2018	0	0	0	1.65	98.35	VALUATION BY																	
Exterior Wall	16	WD FR STUC 30								1 SNGL FAM - 0% - 0										Heated Area: 1761										HX Base Yr											
Roof Structur	03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:											
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										228,595											
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										6,365											
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										55,000											
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE										289,960											
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										57,467											
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										232,493											
Bedrooms	3	100																		TOTAL EXEMPTION VALUE										0											
Bathrooms	2	100																		BASE TAXABLE VALUE										232,493											
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										289,960											
Stories	1.	1. 100								NCON VALUE										0																					
Units	0	100								INCOME VALUE																															
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										232,166																					
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	1,761	100	1,761	197,719																																					
FGR	404	55	222	24,926																																					
FOP	28	30	8	898																																					
FSP	112	40	45	5,052																																					
TOTALS																						2,305	2,036	228,595																	
EXTRA FEATURES																						97768 ALBATROSS DR, YULEE																			
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	0	15	3			45.00	SF	6.50				6.50	100	2018	2018	3	98	287																				
2	0810	CONCRETE A	0	0	0	0			623.00	SF	6.50				6.50	100	2018	2018	3	98	3,969																				
3	0476	VF 6 SBPL	0	0	0	0			60.00	LF	32.00				32.00	100	2018	2018	3	95	1,824																				
4	0470	VNYL GATE	0	0	0	0			1.00	UT	300.00				300.00	100	2018	2018	3	95	285																				
LAND DESCRIPTION																						TOTAL OB/XF										6,365									
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	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																																									