LOT 519
IN OR 2250/1730
HERON ISLES PHASE TWO C-2

SUKOTSKY JEFFREY M & DAWN M
97689 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0743-0519-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

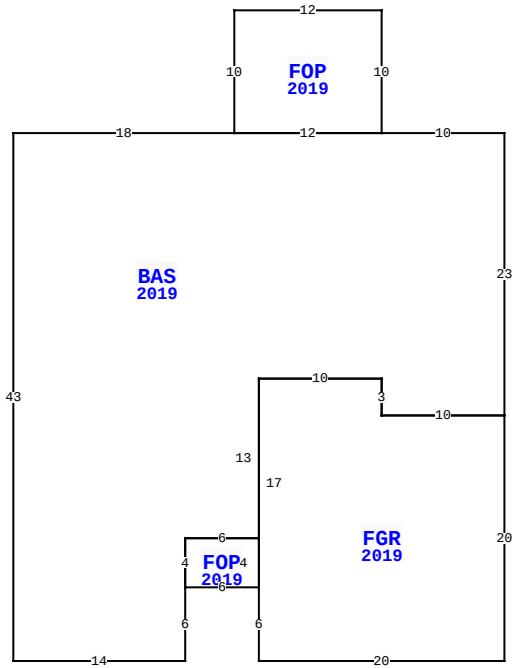
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,230	100	1,230	153,624
FGR	430	55	236	29,476
FOP	24	30	7	874
FOP	120	30	36	4,497
TOTALS	1,804		1,509	188,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,509	106.3962	126.35	190,662	2019	2019	0	0	0	1.15	98.85

1 SNGL FAM – 100% - 2020 Heated Area: 1230 HX Base Yr 2020



97689 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		188,469
TOTAL MARKET OB/XF VALUE		6,610
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		250,079
SOH/AGL Deduction		82,004
ASSESSED VALUE		168,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,075
TOTAL JUST VALUE		250,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1710497	CO ISSUED	0	01/18/2019
B1710497	NEW CONSTR	227,589	11/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2250/1730	1/25/2019	WD	Q	V	01	180,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: SUKOTSKY JEFFREY M						
2106/0746	3/08/2017	WD	Q	V	05	162,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W10 FOP=[YR=2019] N10 W12 S10 E12$ W12 W18 S43 E14 N6 FOP=[YR=2019] E6 FGR=[YR=2019] S6 E20 N20 W10 N3 W10 S17$ N4 W6 S4$ N4 E6 N13 E10 S3 E10 N23$.

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	0	0	36.00	SF	6.50	6.50	100	2019	2019	3	99	232	
2	0810	CONCRETE A	0	100	0	0	528.00	SF	6.50	6.50	100	2019	2019	3	99	3,398	
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2019	2019	3	96	2,212	
4	0479	VF PICKET	0	100	0	0	50.00	LF	10.00	10.00	100	2019	2019	3	96	480	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 6,610

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	000134	C	SFR POND	100			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