LOT 525
HERON ISLES PHASE TWO C-2
PBK 8/132

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2023

37-3N-28-0743-0525-0000

BUILDING CHARACTERISTICS

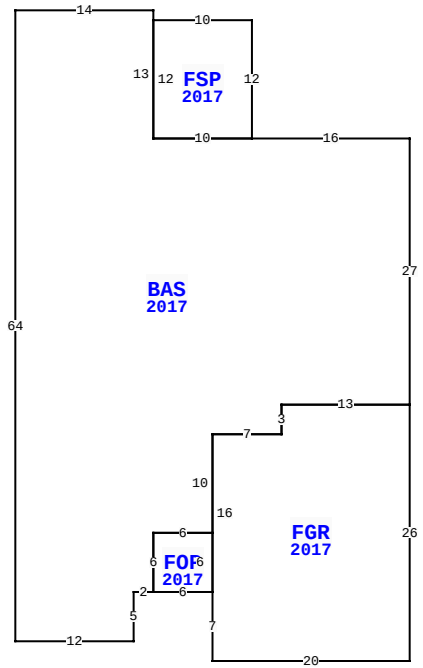
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,687	100	1,687	189,322
FGR	499	55	274	30,749
FOP	36	30	11	1,235
FSP	120	40	48	5,387
TOTALS	2,342		2,020	226,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,020	96.5790	114.69	231,674	2017	2017	0	0	0	2.15	97.85

1 SNGL FAM – 100% - 0 Heated Area: 1687 HX Base Yr



97633 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,693
TOTAL MARKET OB/XF VALUE		4,613
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		286,306
SOH/AGL Deduction		112,555
ASSESSED VALUE		173,751
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		123,751
TOTAL JUST VALUE		286,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809163	SCRN ENCLSRE	3,107	09/10/2018
B1633169	CO ISSUED	0	03/07/2017
B1633169	NEW CONSTR	212,714	10/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0433	2/09/2023	WD	Q	I	01	320,000
GRANTOR: CHAVEZ ROBERT M & JEN						
GRANTEE: PROGRESS JACKSONVIL						
2309/1674	10/04/2019	WD	U	I	30	210,000
GRANTOR: CHAVEZ RICHARD A & JA						
GRANTEE: CHAVEZ ROBERT M & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FSP=[YR=2017] N12 W10 S12 E10$ W10 N13 W14 S64 E12 N5 E2 FOP=[YR=2017] E6 FGR=[YR=2017] S7 E20 N26 W13 S3 W7 S16$ N6 W6 S6$ N6 E6 N10 E7 N3 E13 N27$.

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	16	3	48.00	SF	6.50	6.50	100	2017	2017	3	97	303	
2	0810	CONCRETE A	0	100	0	0	539.00	SF	6.50	6.50	100	2017	2017	3	97	3,398	
3	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2018	2018	3	95	912	

LAND DESCRIPTION

TOTAL OB/XF 4,613

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