

LOT 452
IN OR 2216/861
HERON ISLES PHASE TWO C-3

HINCZYNSKI STEVEN
97480 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0741-0452-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,840	100
FGR	420	55
FOP	42	30
FSP	200	40
TOTALS	2,502	2,164

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	124.8324	118.59	256,629	2018	2018	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2019				Heated Area: 1840				HX Base Yr 2019				

The floor plan diagram illustrates a building layout with the following dimensions and areas:

- Main Building:** 35' wide by 61' deep.
- Top Addition:** 20' wide by 10' deep.
- Bottom Addition:** 21' wide by 11' deep.
- Internal Dimensions:** The main building has a 4' offset on the top right, a 41' vertical section on the right, and a 6' offset on the bottom left. The bottom addition has a 9' offset on the top left and a 7' offset on the bottom left.
- Area Calculations:**
 - FSP 2021:** 20' x 10' = 200 sq ft.
 - BAS 2018:** 35' x 61' = 2115 sq ft.
 - FOP 2018:** 6' x 7' = 42 sq ft.
 - FGR 2018:** 21' x 11' = 231 sq ft.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	