

LOT 460
IN OR 2172/1878
HERON ISLES PHASE TWO C-3

COUCH WAYNE F
97512 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0741-0460-0000



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	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	173,144
FGR	441	55	243	27,374
FOP	54	30	16	1,802
FSP	100	40	40	4,506
TOTALS	2,132		1,836	206,827

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,836	121.0000	114.95	211,048	2018	2018	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2024						Heated Area: 1537			HX Base Yr 2024			
The diagram shows a rectangular lot with a main living area (BAS 2018) and two smaller areas (FGR 2018 and FOP 2018). The main area is a large rectangle with dimensions 27 (left), 21 (top), 13 (right), and 10 (bottom). The garage (FGR 2018) is a rectangle attached to the left side of the main area, with dimensions 21 (left), 13 (top), 5 (right), and 8 (bottom). The front porch (FOP 2018) is a small rectangle attached to the bottom of the main area, with dimensions 2 (left), 7 (bottom), and 15 (right). The overall footprint dimensions are 30 (top), 10 (right), 55 (bottom), and 14 (left). The total area is 1537 square feet.												