

LOT 586
HERON ISLES PHASE TWO C-3
PBK 8/180

RUSINEK RONALD S
403 TARPON AVE #302
FERNANDINA BEACH, FL 32034

2024

37-3N-28-0741-0586-0000



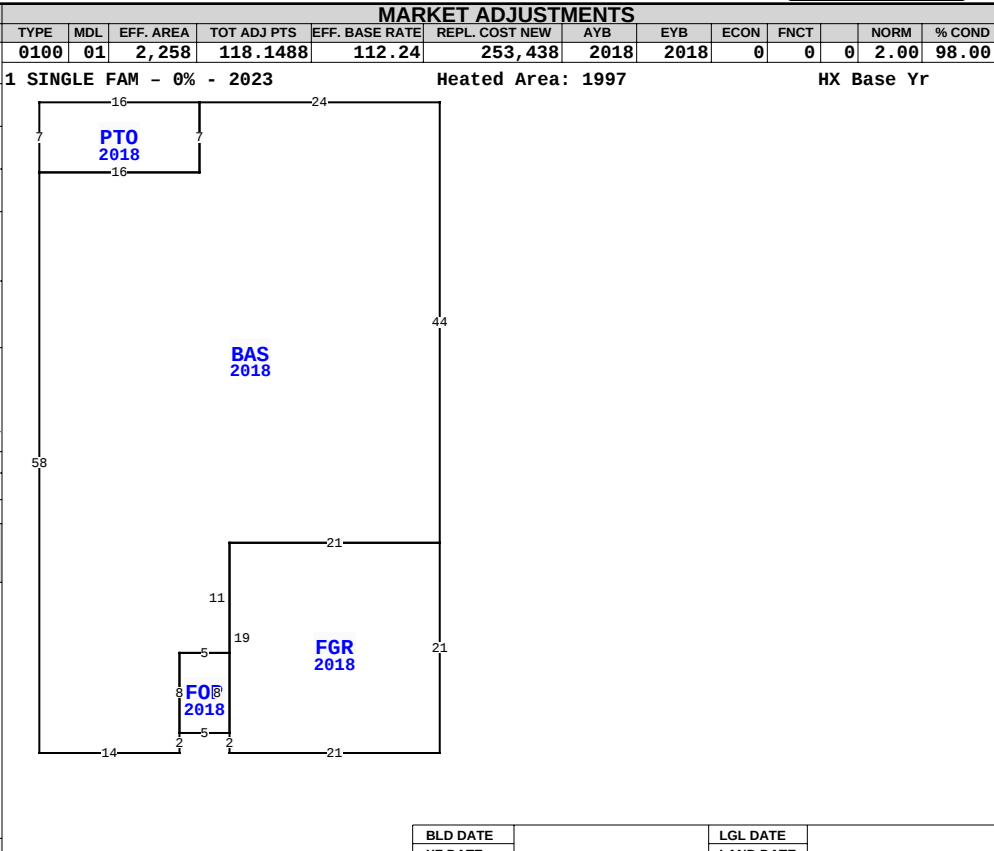
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,997	100	1,997	219,660
FGR	441	55	243	26,729
FOP	40	30	12	1,320
PTO	112	5	6	660
TOTALS	2,590		2,258	248,369

TOTALS		2,800	2,100	240,000			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	0	0	0	
2	0810	CONCRETE A	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	



97491 ALBATROSS DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										248,369	
TOTAL MARKET OB/XF VALUE										3,431	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										306,800	
SOH/AGL Deduction										0	
ASSESSED VALUE										306,800	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										306,800	
TOTAL JUST VALUE										306,800	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										313,775	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801894	CO ISSUED	0	08/03/2018
B1801894	NEW CONSTR	253,518	02/22/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2536/1875	2/04/2022	WD U	I	I	37	333,000	
GRANTOR: ZILLOW HOMES PROPERTY							
GRANTEE: RUSINEK RONALD S							
2484/0252	7/29/2021	WD U	I	I	37	335,800	
GRANTOR: JONES MATHEW & MARIA							
GRANTEE: ZILLOW HOMES PROPER							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2018] W24 PTO=[YR=2018] W16 S7 E16 N7\$ S7 W16 S58 E14 N2 FOP=[YR=2018] E5 FGR=[YR=2018] S2 E21 N21 W21 S19\$ N8 W5 S8\$ N8 E5 N11 E21 N44\$.									