

LOT 492
IN OR 2205/1364
HERON ISLES PHASE TWO C-2

PAGE LAWRENCE BRADLEY & ALLISSIA MCENTEE
97690 ALBATROSS DRIVE
YULEE, FL 32097

2024

37-3N-28-0743-0492-0000



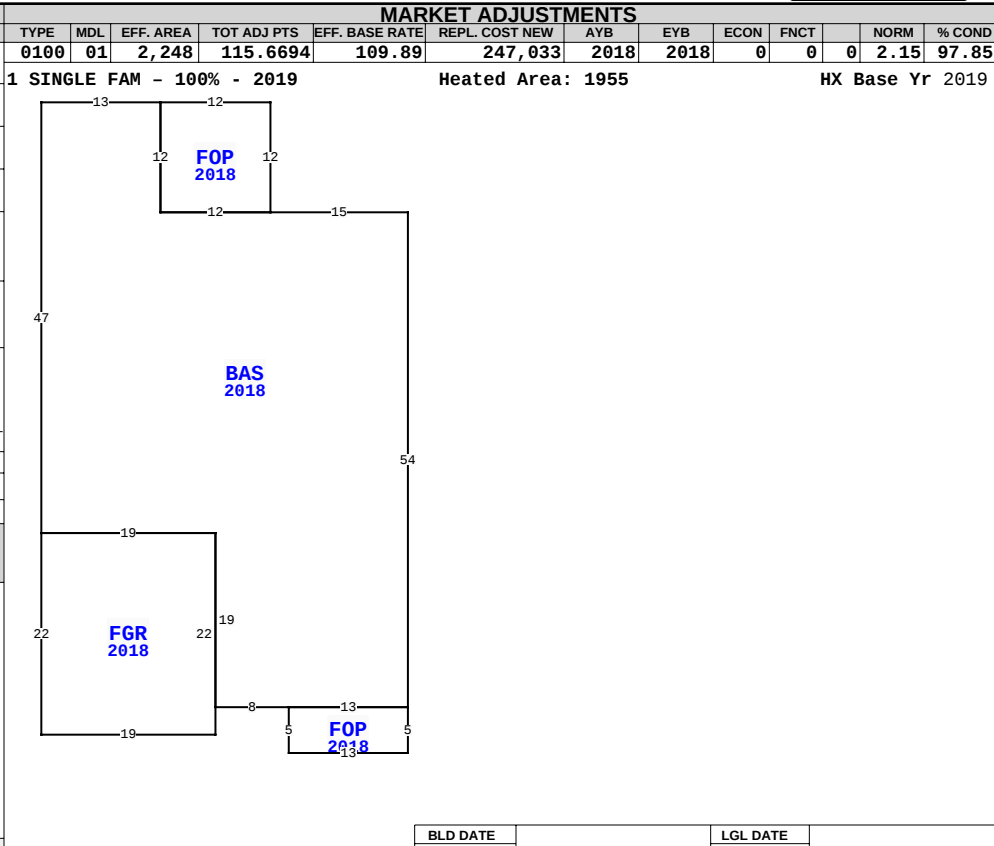
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	13 LVT/LAMNT 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR 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	1,955	100	1,955	210,216
FGR	418	55	230	24,732
FOP	65	30	20	2,151
FOP	144	30	43	4,623
TOTALS	2,582		2,248	241,722

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2018
2	0810	CONCRETE A	0 100	0	0	591.00	SF	6.50	6.50	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00



97690 ALBATROSS DR, YULEE											
BLD DATE			LGL DATE			INC DATE			AG DATE		
XF DATE			LAND DATE								

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										241,722	
TOTAL MARKET OB/XF VALUE										4,180	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										300,902	
SOH/AGL Deduction										95,610	
ASSESSED VALUE										205,292	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										155,292	
TOTAL JUST VALUE										300,902	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										307,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709889	CO ISSUED	0	06/22/2018
B1709889	NEW CONSTR	251,532	11/07/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2205/1364	6/22/2018	WD	Q	I	02	208,900	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: PAGE LAWRENCE BRADL							
2140/0415	8/11/2017	WD	Q	V	01	40,000	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: NEW ATLANTIC BUILD							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W15 FOP=[YR=2018] N12 W12 S12 E12\$ W12 N12 W13 S47 FGR=[YR=2018] S22 E19 N22 W19\$ E19 S19 E8 FOP=[YR=2018] S5 E13 N5 W13\$ E13 N54\$.											