

LOT 495
HERON ISLES PHASE TWO C-2
PBK 8/132

KERSHAW MICHAEL E & ELIZABETH
97708 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0743-0495-0000



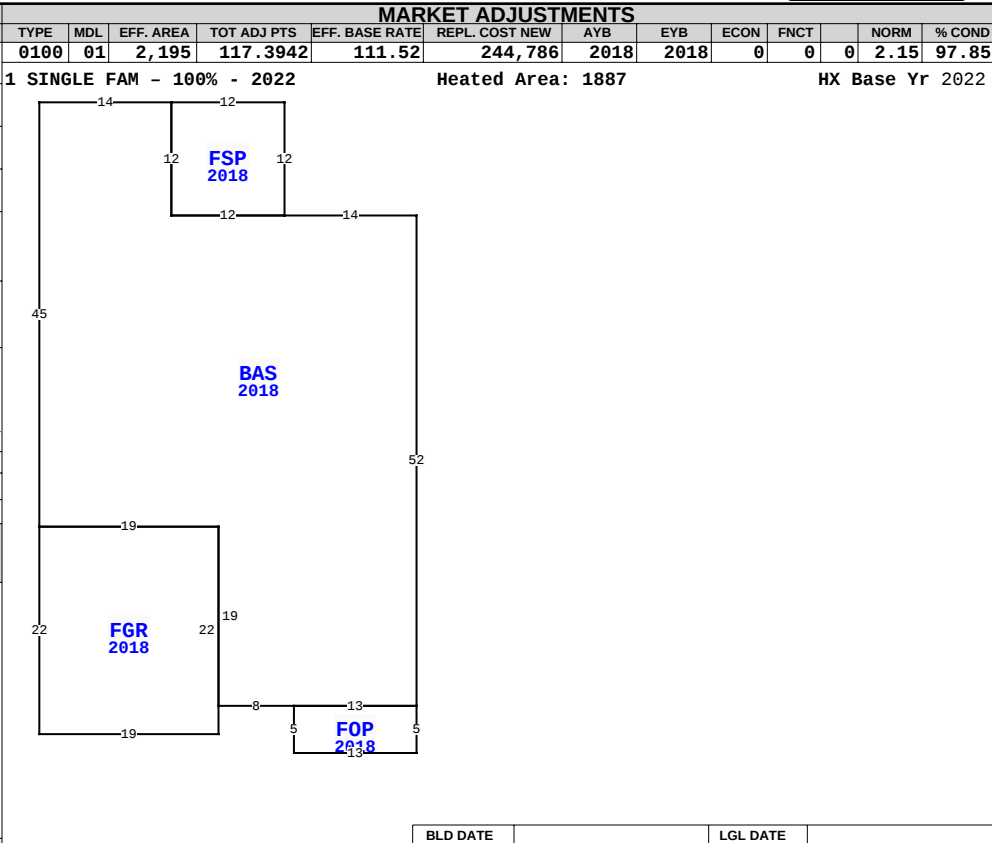
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,887	100	1,887	205,914
FGR	418	55	230	25,099
FOP	65	30	20	2,182
FSP	144	40	58	6,329
TOTALS	2,514		2,195	239,523

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	
2	0810	CONCRETE A	0 100	0	0	591.00	SF	6.50	6.50	100	
3	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	

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



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	239,523										
TOTAL MARKET OB/XF VALUE	8,072										
TOTAL LAND VALUE - MARKET	55,000										
TOTAL MARKET VALUE	302,595										
SOH/AGL Deduction	41,083										
ASSESSED VALUE	261,512										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	211,512										
TOTAL JUST VALUE	302,595										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	309,388										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800768	CO ISSUED	0	06/27/2018
B1800768	NEW CONSTR	242,007	01/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/1080	3/12/2021	WD	Q	I	01	270,000
GRANTOR: CHANDLER CARTER & MAR						
GRANTEE: KERSHAW MICHAEL E &						
2207/0786	6/27/2018	WD	Q	I	01	218,800
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CHANDLER CARTER & M						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W14 FSP=[YR=2018] N12 W12 S12 E12\$ W12 N12											
W14 S45 FGR=[YR=2018] S22 E19 N22 W19\$ E19 S19 E8											
FOP=[YR=2018] S5 E13 N5 W13\$ E13 N52\$.											