LOT 496
IN OR 2137/1618
HERON ISLES PHASE TWO C-2

TRUMP JOSEPH RAYMOND
403 11TH AVE
SEATTLE, WA 98122

**2024**

**37-3N-28-0743-0496-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

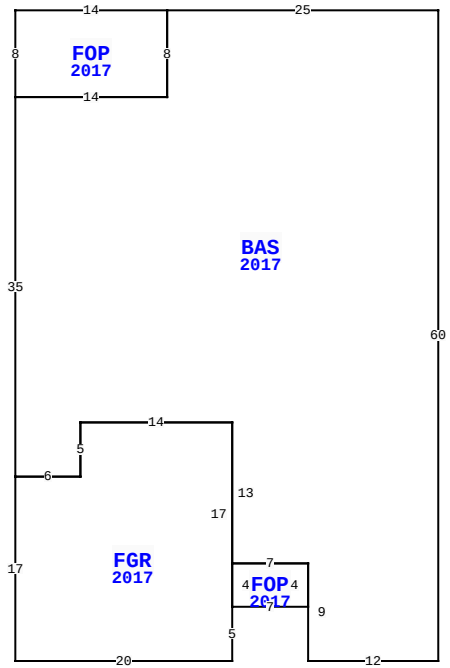
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 | 1,755 | 100 | 1,755 | 195,264 |
| FGR | 410 | 55 | 226 | 25,146 |
| FOP | 28 | 30 | 8 | 890 |
| FOP | 112 | 30 | 34 | 3,783 |
| TOTALS | 2,305 | | 2,023 | 225,082 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,023 | 120.3048 | 114.29 | 231,209 | 2017 | 2017 | 0 | 0 | 0 | 2.65 | 97.35 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1755 HX Base Yr 2018




97714 ALBATROSS DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 225,082 |
| TOTAL MARKET OB/XF VALUE | | 3,884 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 283,966 |
| SOH/AGL Deduction | | 100,633 |
| ASSESSED VALUE | | 183,333 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 133,333 |
| TOTAL JUST VALUE | | 283,966 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 290,268 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632986 | CO ISSUED | 0 | 07/26/2017 |
| B1632986 | NEW CONSTR | 219,735 | 09/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2137/1618 | 7/31/2017 | WD | Q | I | 01 | 189,000 |
| GRANTOR: ESB INVESTMENTS LLC | | | | | | |
| GRANTEE: TRUMP JOSEPH RAYMON | | | | | | |
| 2053/1425 | 6/09/2016 | WD | Q | V | 01 | 32,500 |
| GRANTOR: HERON ISLES JOINT VEN | | | | | | |
| GRANTEE: ESB INVESTMENTS LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W25 FOP=[YR=2017] W14 S8 E14 N8$ S8 W14 S35
FGR=[YR=2017] S17 E20 N5 FOP=[YR=2017] E7 N4 W7 S4$ N17 W14
S5 W6$ E6 N5 E14 S13 E7 S9 E12 N60$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 100 | 14 | 3 | 42.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 265 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 574.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 3,619 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,884

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS