LOT 505
IN OR 2122/674
HERON ISLES PHASE TWO C-2

HAMILTON JEFFREY & MARCI ESTEP
96253 SOUTHERN LILY COURT
YULEE, FL 32097

2024

37-3N-28-0743-0505-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

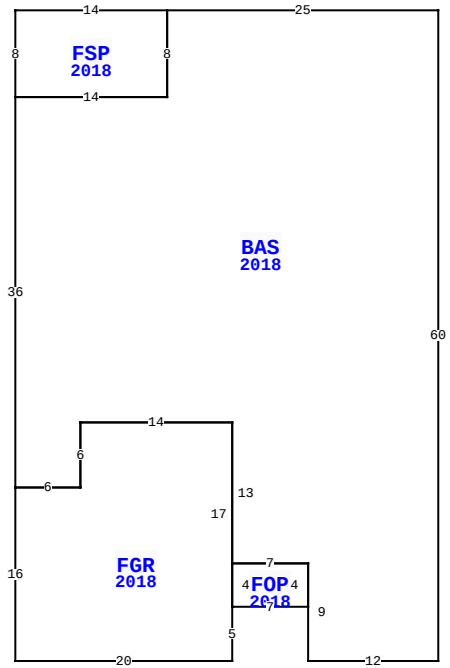
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,761	100	1,761	192,354
FGR	404	55	222	24,249
FOP	28	30	8	874
FSP	112	40	45	4,915
TOTALS	2,305		2,036	222,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	117.5020	111.63	227,279	2018	2018	0	0	0	2.15	97.85

1 SINGLE FAM – 0% - 0 Heated Area: 1761 HX Base Yr



97768 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	222,393
TOTAL MARKET OB/XF VALUE	6,299
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	283,692
SOH/AGL Deduction	27,950
ASSESSED VALUE	255,742
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,742
TOTAL JUST VALUE	283,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707426	CO ISSUED	0	07/03/2018
B1707426	NEW CONSTR	222,067	08/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2122/0674	5/24/2017	WD	U	V	37	30,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: HAMILTON JEFFREY &						
2106/0746	3/08/2017	WD	Q	V	05	162,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FSP=[YR=2018] W14 S8 E14 N8$ S8 W14 S36 FGR=[YR=2018] S16 E20 N5 FOP=[YR=2018] E7 N4 W7 S4$ N17 W14 S6 W6$ E6 N6 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	0	15	3	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	
2	0810	CONCRETE A	0	0	0	0	623.00	SF	6.50	6.50	100	2018	2018	3	97	3,928	
3	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2018	2018	3	94	1,805	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 6,299

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/29/2019 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS