LOT 512
IN OR 2170/813
HERON ISLES PHASE TWO C-2

MOONEY WILLIAM A L/E/
659 GAINES LN
FERNANDINA BEACH, FL 32034

2024

37-3N-28-0743-0512-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

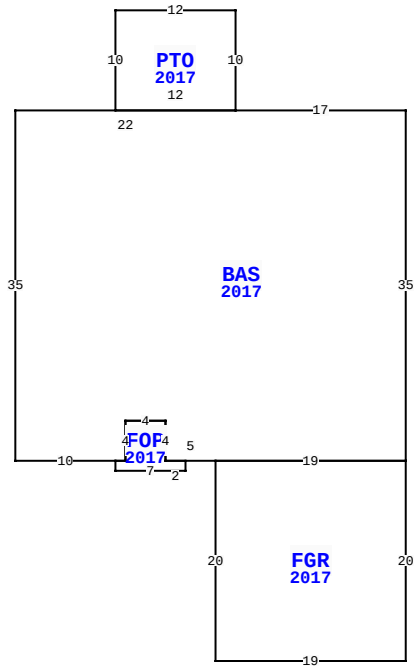
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,349	100	1,349	157,472
FGR	380	55	209	24,397
FOP	23	30	7	817
PTO	120	5	6	700
TOTALS	1,872		1,571	183,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	126.2250	119.91	188,379	2017	2017	0	0	0	2.65	97.35

1 SINGLE FAM – 0% - 0 Heated Area: 1349 HX Base Yr



97735 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	183,387
TOTAL MARKET OB/XF VALUE	4,167
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	242,554
SOH/AGL Deduction	23,262
ASSESSED VALUE	219,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,292
TOTAL JUST VALUE	242,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1633520	CO ISSUED	0	06/16/2017
B1633520	NEW CONSTR	171,041	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2170/0813	12/20/2017	WD	U	I	11	100
GRANTOR: MOONEY WILLIAM A						
GRANTEE: MOONEY WILLIAM A L/						
2128/1046	6/20/2017	WD	Q	I	01	168,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MOONEY WILLIAM R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 PTO=[YR=2017] N10 W12 S10 E12$ W22 S35 E10 FOP=[YR=2017] S1 E7 N1 W2 N4 W4 S4 W1$ E1 N4 E4 S4 E5 FGR=[YR=2017] S20 E19 N20 W19$ E19 N35$.

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	31	3	93.00	SF	6.50	6.50	100	2017	2017	3	97	586	
2	0810	CONCRETE A	0	0	0	0	568.00	SF	6.50	6.50	100	2017	2017	3	97	3,581	

LAND DESCRIPTION

TOTAL OB/XF 4,167

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 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