LOT 513
IN OR 2089/1122
HERON ISLES PHASE TWO C-2

BROWN SHAMIR C
97729 ALBATROSS DR
YULEE, FL 32097

**2024**

**37-3N-28-0743-0513-0000**

## BUILDING CHARACTERISTICS

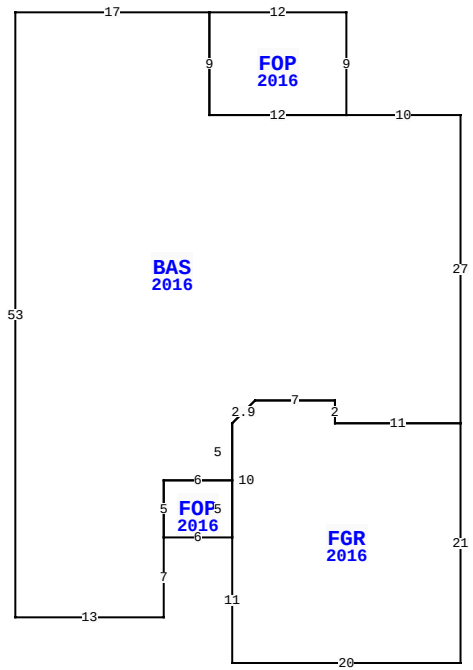
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 1,441 | 100 | 1,441 | 171,366 |
| FGR | 436 | 55 | 240 | 28,542 |
| FOP | 30 | 30 | 9 | 1,070 |
| FOP | 108 | 30 | 32 | 3,805 |
| TOTALS | 2,015 | | 1,722 | 204,784 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,722 | 129.2500 | 122.79 | 211,444 | 2016 | 2016 | 0 | 0 | 0 | 3.15 | 96.85 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1441 HX Base Yr 2019




97729 ALBATROSS DR, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 204,784 |
| TOTAL MARKET OB/XF VALUE | | 7,239 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 267,023 |
| SOH/AGL Deduction | | 84,478 |
| ASSESSED VALUE | | 182,545 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 132,545 |
| TOTAL JUST VALUE | | 267,023 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 272,875 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632138 | CO ISSUED | 0 | 12/07/2016 |
| B1632138 | NEW CONSTR | 183,378 | 04/21/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2089/1122 | 12/15/2016 | WD | Q | I | 01 | 166,400 |
| GRANTOR: ESB INVESTMENTS LLC | | | | | | |
| GRANTEE: BROWN SHAMIR C | | | | | | |
| 2035/0016 | 3/15/2016 | WD | Q | V | 01 | 32,500 |
| GRANTOR: HERON ISLES JOINT VEN | | | | | | |
| GRANTEE: ESB INVESTMENTS LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W10 FOP=[YR=2016] N9 W12 S9 E12 $ W12 N9 W17 S53 E13 N7 FOP=[YR=2016] E6 FGR=[YR=2016] S11 E20 N21 W11 N2 W7 D2 L2 S10 $N5 W6 S5 $ N5 E6 N5 U2 R2 E7 S2 E11 N27 $.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 687.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 96 | 3,430 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 120.00 | LF | 32.00 | 32.00 | 100 | 2017 | 2017 | 3 | 92 | 3,533 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2017 | 2017 | 3 | 92 | 276 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,239

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS