LOT 519
HERON ISLES PHASE TWO C-2
PBK 8/132

KABIRI MURSAL SHEREEN
43400 WHEATLANDS CHASE CT
ASHBURN, VA 20148

2024

37-3N-28-0743-0519-0000

BUILDING CHARACTERISTICS

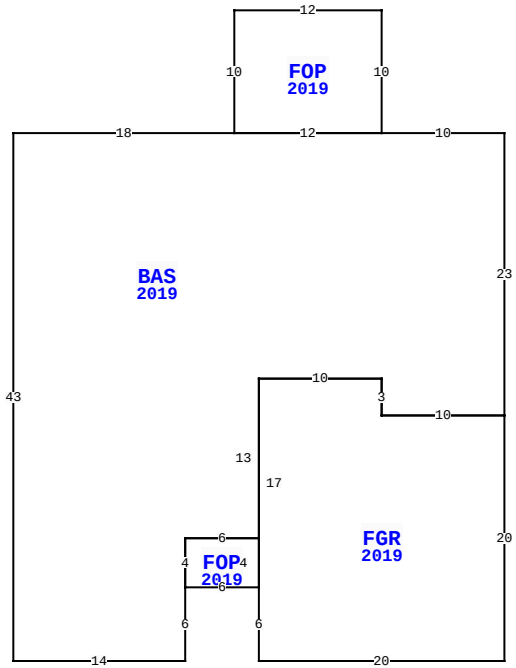
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,230	100	1,230	149,447
FGR	430	55	236	28,674
FOP	24	30	7	851
FOP	120	30	36	4,374
TOTALS	1,804		1,509	183,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	130.0398	123.54	186,422	2019	2019	0	0	0	1.65	98.35

1 SINGLE FAM – 0% - 2024 Heated Area: 1230 HX Base Yr



97689 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	183,346
TOTAL MARKET OB/XF VALUE	6,541
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	244,887
SOH/AGL Deduction	0
ASSESSED VALUE	244,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,887
TOTAL JUST VALUE	244,887
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1710497	CO ISSUED	0	01/18/2019
B1710497	NEW CONSTR	227,589	11/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/326	8/11/2023	WD	Q	I	01	327,000
GRANTOR: SUKOTSKY JEFFREY M &						
GRANTEE: KABIRI MURSAL SHERE						
2250/1730	1/25/2019	WD	Q	V	01	180,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: SUKOTSKY JEFFREY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W10 FOP=[YR=2019] N10 W12 S10 E12$ W12 W18 S43 E14 N6 FOP=[YR=2019] E6 FGR=[YR=2019] S6 E20 N20 W10 N3 W10 S17$ N4 W6 S4$ N4 E6 N13 E10 S3 E10 N23$.

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	0	0	36.00	SF	6.50	6.50	100	2019	2019	3	98	229	
2	0810	CONCRETE A	0	0	0	0	528.00	SF	6.50	6.50	100	2019	2019	3	98	3,363	
3	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	100	2019	2019	3	95	2,189	
4	0479	VF PICKET	0	0	0	0	50.00	LF	10.00	10.00	100	2019	2019	3	95	475	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 6,541

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	000134	C	SFR POND	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