

LOT 525
HERON ISLES PHASE TWO C-2
PBK 8/132

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2024

37-3N-28-0743-0525-0000



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

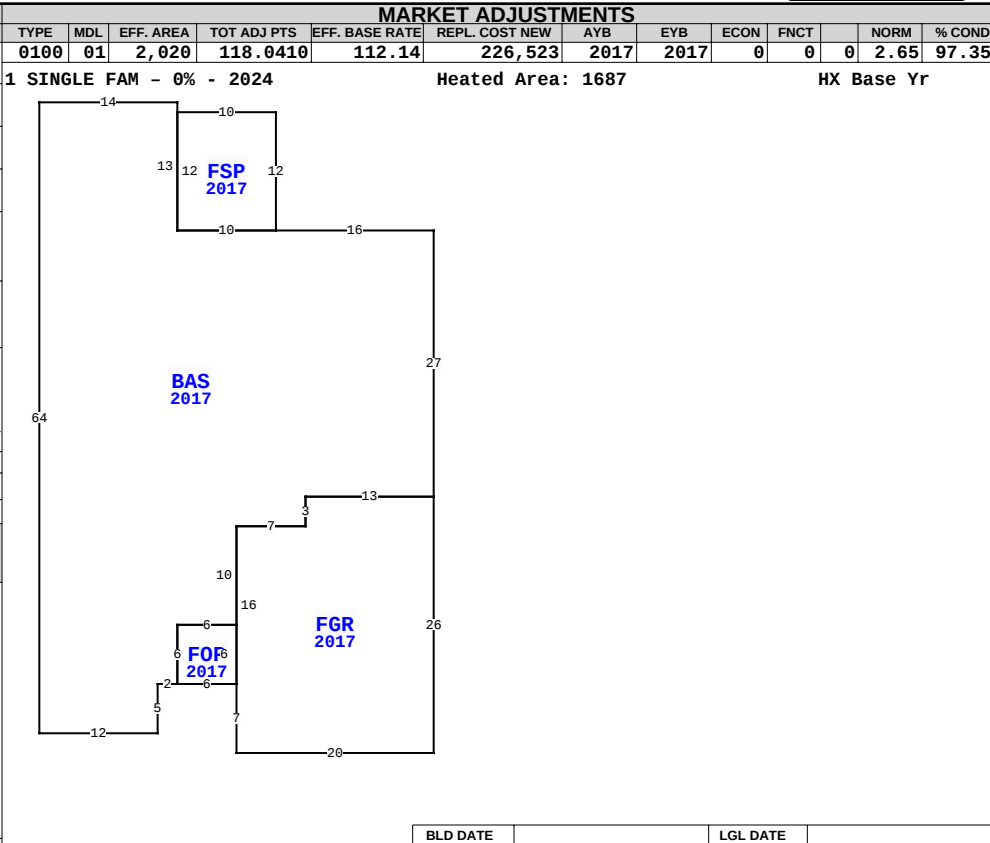
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,687	100	1,687	184,167
FGR	499	55	274	29,912
FOP	36	30	11	1,201
FSP	120	40	48	5,240
TOTALS	2,342		2,020	220,520

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	539.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	0	0	0	30.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	



97633 ALBATROSS DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
4,603											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						220,520					
TOTAL MARKET OB/XF VALUE						4,603					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						280,123					
SOH/AGL Deduction						0					
ASSESSED VALUE						280,123					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						280,123					
TOTAL JUST VALUE						280,123					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						286,306					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809163	SCRN ENCLSR	3,107	09/10/2018
B1633169	CO ISSUED	0	03/07/2017
B1633169	NEW CONSTR	212,714	10/04/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2619/0433	2/09/2023	WD	Q	I	01	320,000	
GRANTOR: CHAVEZ ROBERT M & JEN							
GRANTEE: PROGRESS JACKSONVIL							
2309/1674	10/04/2019	WD	U	I	30	210,000	
GRANTOR: CHAVEZ RICHARD A & JA							
GRANTEE: CHAVEZ ROBERT M & J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W16 FSP=[YR=2017] N12 W10 S12 E10\$ W10 N13 W14 S64 E12 N5 E2 FOP=[YR=2017] E6 FGR=[YR=2017] S7 E20 N26 W13 S3 W7 S16\$ N6 W6 S6\$ N6 E6 N10 E7 N3 E13 N27\$.											