LOT 585
HERON ISLES PHASE TWO C-3
PBK 8/180

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

**2025**

**37-3N-28-0741-0585-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

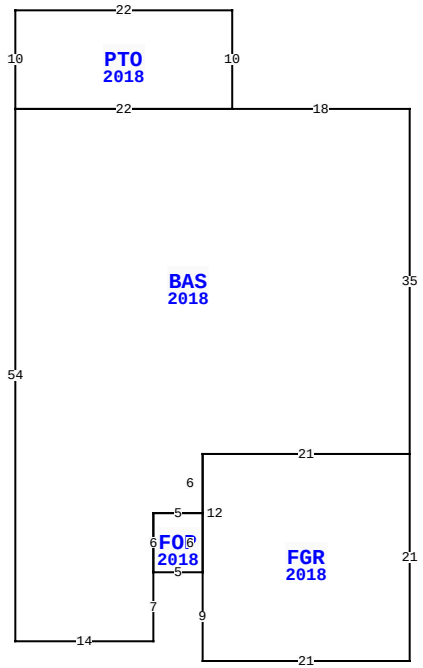
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4038.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,696 | 100 | 2018 | 1,696 | 188,196 |
| FGR | 441 | 55 | 2018 | 243 | 26,965 |
| FOP | 30 | 30 | 2018 | 9 | 998 |
| PTO | 220 | 5 | 2018 | 11 | 1,221 |
| TOTALS | 2,387 | | | 1,959 | 217,380 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,959 | 113.8074 | 113.81 | 222,954 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1696 HX Base Yr




97493 ALBATROSS DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 217,380 |
| TOTAL MARKET OB/XF VALUE | 3,873 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 286,253 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 286,253 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 286,253 |
| TOTAL JUST VALUE | 286,253 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 276,331 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1801964 | CO ISSUED | 0 | 08/01/2018 |
| B1801964 | NEW CONSTR | 218,977 | 02/23/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2621/0296 | 2/22/2023 | WD | Q | I | 01 | 320,000 |
| GRANTOR: OPENDOOR PROPERTY TRU | | | | | | |
| GRANTEE: PROGRESS JACKSONVIL | | | | | | |
| 2578/1434 | 7/14/2022 | WD | U | I | 37 | 352,000 |
| GRANTOR: FRANCO PRISCELLA | | | | | | |
| GRANTEE: OPENDOOR PROPERTY T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W18 PTO=[YR=2018] N10 W22 S10 E22$ W22 S54 E14 N7 FOP=[YR=2018] E5 FGR=[YR=2018] S9 E21 N21 W21 S12$ N6 W5 S6$ N6 E5 N6 E21 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 704.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 3,551 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 51.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 97 | 322 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,873

| 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 | RES | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS