

LOT 586
HERON ISLES PHASE TWO C-3
PBK 8/180

RUSINEK RONALD S
403 TARPON AVE #302
FERNANDINA BEACH, FL 32034

2025

37-3N-28-0741-0586-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	10	ABOVE AVG 100	0100	01	2,258	112.7784	112.78	254,657	2018	2018	0	0	2.50	97.50	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1997																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr																			
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	1,997	100	2018	1,997	219,591																														
FGR	441	55	2018	243	26,721																														
FOP	40	30	2018	12	1,319																														
PTO	112	5	2018	6	660																														
TOTALS			2,590		2,258	248,291																													
EXTRA FEATURES						97491 ALBATROSS DR, YULEE												BLD DATE XF DATE INC DATE						LGL DATE LAND DATE AG DATE						05/13/2025 MLU					
L N	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	624.00	SF	5.20	5.20	100	2018	2018	3	97	3,147																			
2	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2018	2018	3	97	284																			
LAND DESCRIPTION																		TOTAL OB/XF 3,431																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																																			