LOT 488
HERON ISLES PHASE TWO C-2
PBK 8/132

PATEL LIVING TRUST/PATEL DINESH K TRUSTEE
4417 CLEEK CT
FERNANDINA BEACH, FL 32034

2025

37-3N-28-0743-0488-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 20
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

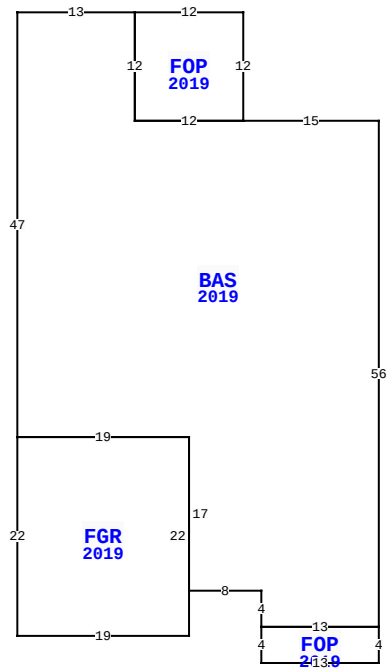
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	2019	1,965	211,503
FGR	418	55	2019	230	24,756
FOP	52	30	2019	16	1,722
FOP	144	30	2019	43	4,628
TOTALS	2,579			2,254	242,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,254	110.0001	110.00	247,940	2019	2019	0	0	0	2.15	97.85

1 SINGLE FAM – 0% - 0 Heated Area: 1965 HX Base Yr



97666 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	242,609
TOTAL MARKET OB/XF VALUE	4,439
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	312,048
SOH/AGL Deduction	12,457
ASSESSED VALUE	299,591
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,591
TOTAL JUST VALUE	312,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900155	CO ISSUED	0	06/27/2019
B1900155	NEW CONSTR	261,314	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/1652	11/02/2021	WD	U	I	11	100
GRANTOR: PATEL DINESH K & LILA						
GRANTEE: PATEL LIVING TRUST						
2286/1950	6/28/2019	WD	Q	I	02	222,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: PATEL DINESH K & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] N12 W12 S12 E12$ W12 N12 W13 S47 FGR=[YR=2019] S22 E19 N22 W19$ E19 S17 E8 S4 FOP=[YR=2019] S4 E13 N4 W13$ E13 N56$.

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	24	3	72.00	SF	6.50	6.50	100	2019	2019	3	97	454	
2	0810	CONCRETE A	0	0	0	0	632.00	SF	6.50	6.50	100	2019	2019	3	97	3,985	

LAND DESCRIPTION

TOTAL OB/XF 4,439

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 06/27/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS