

LOT 490
IN OR 2123/1315
HERON ISLES PHASE TWO C-2

TAYLOR DENMARS L SR & RITHADANANN A
97678 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0490-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 70								0100	01	2,487	111.3840	111.38	277,002	2017	2017	0	0	0	3.15	96.85	VALUATION BY																
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 100% - 2019										Heated Area: 2177										HX Base Yr 2019									
Roof Structure	03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										268,276									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										3,732									
Interior Floor	14	CARPET 80																		TOTAL LAND VALUE - MARKET										65,000									
Interior Floor	11	CLAY TILE 20																		TOTAL MARKET VALUE										337,008									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										105,758									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										231,250									
Bedrooms	04	4 100																		TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms	04	3 100																		BASE TAXABLE VALUE										180,528									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										337,008									
Stories	1.	1. 100								NCON VALUE										0																			
Units	0	0 100								INCOME VALUE																													
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										327,149																			
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	2,177	100	2017	2,177	234,836																																		
FGR	483	55	2017	266	28,694																																		
FOP	47	30	2017	14	1,510																																		
FOP	100	30	2017	30	3,236																																		
TOTALS		2,807		2,487		268,276												BLD DATE				LGL DATE		05/13/2025		MLU													
XF DATE														INC DATE				LAND DATE																					
AG DATE																																							
EXTRA FEATURES																																							
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	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2017	2017	3	96	300																							
2	0810	CONCRETE A	0	100	0	0	550.00	SF	6.50	6.50	100	2017	2017	3	96	3,432																							
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																						
REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS																																							