LOT 512
IN OR 2170/813
HERON ISLES PHASE TWO C-2

MOONEY WILLIAM A L/E/
659 GAINES LN
FERNANDINA BEACH, FL 32034

2025

37-3N-28-0743-0512-0000

BUILDING CHARACTERISTICS

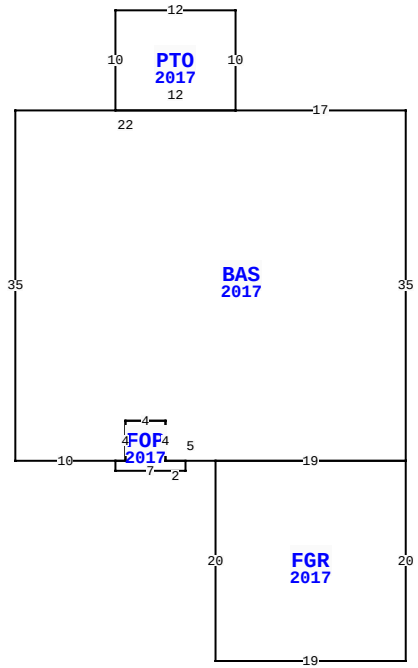
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,349	100	2017	1,349	157,421
FGR	380	55	2017	209	24,389
FOP	23	30	2017	7	816
PTO	120	5	2017	6	700
TOTALS	1,872			1,571	183,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	120.4875	120.49	189,290	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 0% - 0 Heated Area: 1349 HX Base Yr



97735 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	183,327
TOTAL MARKET OB/XF VALUE	4,124
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	252,451
SOH/AGL Deduction	11,230
ASSESSED VALUE	241,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,221
TOTAL JUST VALUE	252,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1633520	CO ISSUED	0	06/16/2017
B1633520	NEW CONSTR	171,041	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2170/0813	12/20/2017	WD	U	I	11	100
GRANTOR: MOONEY WILLIAM A						
GRANTEE: MOONEY WILLIAM A L/						
2128/1046	6/20/2017	WD	Q	I	01	168,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MOONEY WILLIAM R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 PTO=[YR=2017] N10 W12 S10 E12$ W22 S35 E10 FOP=[YR=2017] S1 E7 N1 W2 N4 W4 S4 W1$ E1 N4 E4 S4 E5 FGR=[YR=2017] S20 E19 N20 W19$ E19 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	0810	CONCRETE A	0	0	31	3	93.00	SF	6.50	6.50	100	2017	2017	3	96	580	
2	0810	CONCRETE A	0	0	0	0	568.00	SF	6.50	6.50	100	2017	2017	3	96	3,544	

LAND DESCRIPTION

TOTAL OB/XF 4,124

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 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