LOT 519
HERON ISLES PHASE TWO C-2
PBK 8/132

KABIRI MURSAL SHEREEN
97689 ALBATROSS DR
YULEE, FL 32097

**2025**

**37-3N-28-0743-0519-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

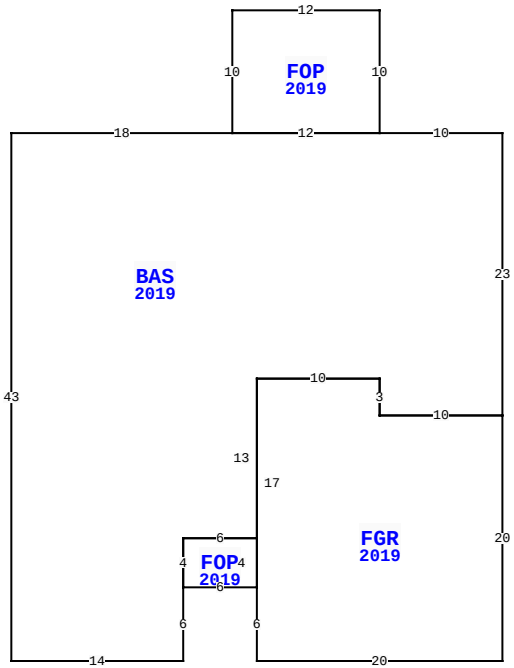
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 1,230 | 100 | 2019 | 1,230 | 149,397 |
| FGR | 430 | 55 | 2019 | 236 | 28,665 |
| FOP | 24 | 30 | 2019 | 7 | 850 |
| FOP | 120 | 30 | 2019 | 36 | 4,373 |
| TOTALS | 1,804 | | | 1,509 | 183,285 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,509 | 124.1289 | 124.13 | 187,312 | 2019 | 2019 | 0 | 0 | 0 | 2.15 | 97.85 |

1 SINGLE FAM – 100% - 2025 Heated Area: 1230 HX Base Yr 2025




97689 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 | | 183,285 |
| TOTAL MARKET OB/XF VALUE | | 6,474 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 254,759 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 254,759 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 204,037 |
| TOTAL JUST VALUE | | 254,759 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 244,887 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1710497 | CO ISSUED | 0 | 01/18/2019 |
| B1710497 | NEW CONSTR | 227,589 | 11/28/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2661/326 | 8/11/2023 | WD | Q | I | 01 | 327,000 |
| GRANTOR: SUKOTSKY JEFFREY M & | | | | | | |
| GRANTEE: KABIRI MURSAL SHERE | | | | | | |
| 2250/1730 | 1/25/2019 | WD | Q | V | 01 | 180,000 |
| GRANTOR: ESB INVESTMENTS LLC | | | | | | |
| GRANTEE: SUKOTSKY JEFFREY M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W10 FOP=[YR=2019] N10 W12 S10 E12$ W12 W18 S43 E14 N6 FOP=[YR=2019] E6 FGR=[YR=2019] S6 E20 N20 W10 N3 W10 S17$ N4 W6 S4$ N4 E6 N13 E10 S3 E10 N23$.

## 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 | 100 | 0 | 0 | 36.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 97 | 227 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 528.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 97 | 3,329 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 72.00 | LF | 32.00 | 32.00 | 100 | 2019 | 2019 | 3 | 94 | 2,166 | |
| 4 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 50.00 | LF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 94 | 470 | |
| 5 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2019 | 2019 | 3 | 94 | 282 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,474

| 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 | 000134 | C | RES POND | 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 01/29/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS