

LOT 523
HERON ISLES PHASE TWO C-2
PBK 8/132

GIBSON KURT
313 WEST WOLF POINT PLAZA, UNIT 4603
CHICAGO, IL 60654

2025

37-3N-28-0743-0523-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	1,719	100	2018	1,719	199,743
FGR	418	55	2018	230	26,725
FOP	65	30	2018	20	2,324
FOP	120	30	2018	36	4,183
TOTALS	2,322			2,005	232,975

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	454
2	0810	CONCRETE A	0	0	0	0	591.00	SF	6.50	6.50	3,726
3	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	2,120
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	276
5	0479	VF PICKET	0	0	0	0	45.00	LF	10.00	10.00	414

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,005	119.3640	119.36	239,317	2018	2018	0	0	2.65	97.35
1 SINGLE FAM - 0% - 0 Heated Area: 1719 HX Base Yr											

97651 ALBATROSS DR, YULEE	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	24	3	72.00	SF	6.50	6.50	100	2018	2018	3	97	454	
2	0810	CONCRETE A	0	0	0	0	591.00	SF	6.50	6.50	100	2018	2018	3	97	3,726	
3	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	100	2018	2018	3	92	2,120	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
5	0479	VF PICKET	0	0	0	0	45.00	LF	10.00	10.00	100	2018	2018	3	92	414	

TOTAL OB/XF											
6,990											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 4											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						232,975					
TOTAL MARKET OB/XF VALUE						6,990					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						304,965					
SOH/AGL Deduction						0					
ASSESSED VALUE						304,965					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						304,965					
TOTAL JUST VALUE						304,965					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						295,124					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C170988	CO ISSUED	0	06/27/2018
B1709888	NEW CONSTR	222,616	11/07/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2469/1425	6/09/2021	WD	Q	I	01	270,000			
GRANTOR: STEELE KOLIN JOSEPH &									
GRANTEE: GIBSON KURT									
2207/0807	6/27/2018	WD	Q	I	01	198,900			
GRANTOR: NEW ATLANTIC BUILDERS									
GRANTEE: STEELE KOLIN JOSEPH									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W14 FOP=[YR=2018] N10 W12 S10 E12\$ W26 S52 FOP=[YR=2018] S5 E13 N5 W13\$ E21 FGR=[YR=2018] S3 E19 N22 W19 S19\$ N19 E19 N33\$.											