

LOT 525
HERON ISLES PHASE TWO C-2
PBK 8/132

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

37-3N-28-0743-0525-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	1,687	100	2017	1,687	184,103
FGR	499	55	2017	274	29,901
FOP	36	30	2017	11	1,200
FSP	120	40	2017	48	5,239

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,020	112.6755	112.68	227,614	2017	2017	0	0	3.15	96.85
1 SINGLE FAM - 0% - 2024						Heated Area: 1687			HX Base Yr		
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
97633 ALBATROSS DR, YULEE						AG DATE					
						05/13/2025 MLU					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100
2	0810	CONCRETE A	0	0	0	0	539.00	SF	6.50	6.50	100
3	0476	VF 6 SBPL	0	0	0	0	30.00	LF	32.00	32.00	100
TOTAL OB/XF 4,546											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT	1.00
Total Acres: 0.00											
Total Land Value: 65,000											
Market: 0											
Agricultural: 0											
Common: 65,000											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						220,444					
TOTAL MARKET OB/XF VALUE						4,546					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						289,990					
SOH/AGL Deduction						0					
ASSESSED VALUE						289,990					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						289,990					
TOTAL JUST VALUE						289,990					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						280,123					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809163	SCRN ENCLSR	3,107	09/10/2018
B1633169	CO ISSUED	0	03/07/2017
B1633169	NEW CONSTR	212,714	10/04/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2619/0433	2/09/2023	WD	Q	I	01	320,000	
GRANTOR: CHAVEZ ROBERT M & JEN							
GRANTEE: PROGRESS JACKSONVIL							
2309/1674	10/04/2019	WD	U	I	30	210,000	
GRANTOR: CHAVEZ RICHARD A & JA							
GRANTEE: CHAVEZ ROBERT M & J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W16 FSP=[YR=2017] N12 W10 S12 E10\$ W10 N13 W14 S64 E12 N5 E2 FOP=[YR=2017] E6 FGR=[YR=2017] S7 E20 N26 W13 S3 W7 S16\$ N6 W6 S6\$ N6 E6 N10 E7 N3 E13 N27\$.											