

LOT 450
IN OR 2227/1690
HERON ISLES PHASE TWO C-3

DAVIS THERESA A & MICHAEL W
97472 ALBATROSS DRIVE
YULEE, FL 32097

2023

37-3N-28-0741-0450-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

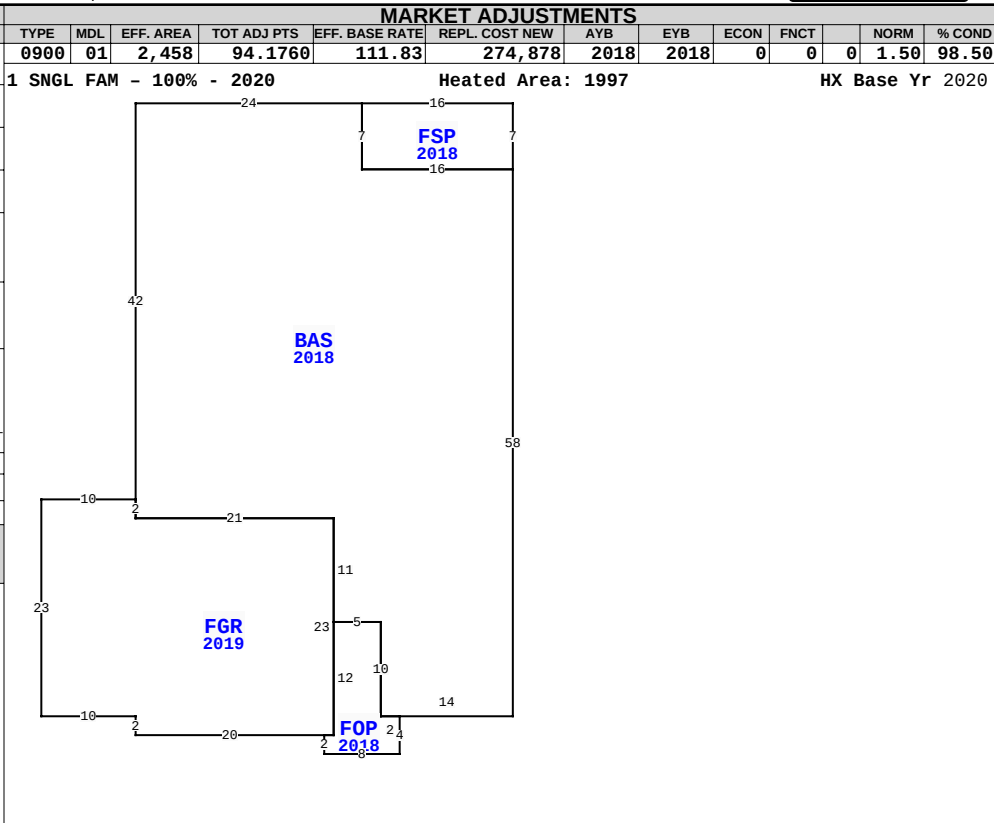
NEIGHBORHOOD/LOC	4038.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	1,997	219,975
FGR	713	55	392	43,179
FOP	80	30	24	2,644
FSP	112	40	45	4,957

TOTALS	2,902		2,458	270,755
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	812.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	
3	0462	ST/AL FNC	0	100	0	0	504.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



97472 ALBATROSS DR, YULEE	BLD DATE		LGL DATE	
	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	0811	CONCRETE B	0	100	0	0	812.00	SF	5.20	5.20	100	2018	2018	3	98	4,138	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	98	172	
3	0462	ST/AL FNC	0	100	0	0	504.00	SF	10.00	10.00	100	2018	2018	3	90	4,536	

TOTAL OB/XF												8,846					
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000

NASSAU COUNTY PROPERTY												PAGE 1 of 1					
VALUATION SUMMARY												4					
VALUATION BY												STANDARD					
Tax Group: 4												Tax Dist:					
BUILDING MARKET VALUE												270,755					
TOTAL MARKET OB/XF VALUE												8,846					
TOTAL LAND VALUE - MARKET												55,000					
TOTAL MARKET VALUE												334,601					
SOH/AGL Deduction												161,911					
ASSESSED VALUE												172,690					
TOTAL EXEMPTION VALUE												50,000					
BASE TAXABLE VALUE												122,690					
TOTAL JUST VALUE												334,601					
NCON VALUE												0					
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE												265,443					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804517	NEW CONSTR	275,781	05/04/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2227/1690	9/28/2018	SW	Q	I	01	255,300	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: DAVIS THERESA A & M							
2179/0714	2/20/2018	SW	Q	V	05	562,500	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FSP=[YR=2018] W16 BAS=[YR=2018] W24 S42 FGR=[YR=2019] W10 S23 E10 S2 E20 FOP=[YR=2018] S2 E8 N4 W2 N10 W5 S12 W1\$ E1 N23 W21 N2\$ S2 E21 S11 E5 S10 E14 N58 W16 N7\$ S7 E16 N7\$.											