

GONCALVES JORGE & NABILA
97476 ALBATROSS DRIVE
YULEE, FL 32097

37-3N-28-0741-0451-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

030511140304
COMP SHNGL 100 DRYWALL 100 CLAY TILE 60 CARPET 40 CENTRAL 100 AIR DUCTED 100
4 100 2 100 WOOD FRAME 100
1. 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

010100MKT AREA044038.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,9971001,997239,407
FGR4835526631,889
FOP7830232,758
PTO11256719

TOTALS2,6702,292274,772

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20855CONC PAVER0000880.00SF10.0010.00100201720173978,536
40855CONC PAVER0000475.00SF10.0010.00100201820183984,655

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND00000.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE08/02/2022BYKWA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,292103.0176122.33280,38020172017002.0098.00

Heated Area: 1997HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

97476 ALBATROSS DR, YULEE

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE274,772
TOTAL MARKET OB/XF VALUE13,191
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE342,963
SOH/AGL Deduction73,750
ASSESSED VALUE269,213
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE269,213
TOTAL JUST VALUE342,963
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE271,647

PERMIT NUMDESCRIPTIONAMTISSUED

C1700365CO ISSUED005/23/2017
B1700365NEW CONSTR251,10303/01/2017

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVI RSN CD SALE PRICE

2201/17366/01/2018SWQI01240,400

GRANTOR: KB HOME JACKSONVILLE
GRANTEE: GONCALVES JORGE & N
2095/12241/13/2017SWQV0137,500
GRANTOR: HERON ISLES JOINT VEN
GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

PT0=[YR=2017] W16 BAS=[YR=2017] W24 S44 FGR=[YR=2021] S23 E19 FOP=[YR=2017] S2 E8 N4 W1 N10 W5 S12 W2\$ E2 N23 W21\$ E21 S11 E5 S10 E14 N58 W16 N7\$ S7 E16 N7\$.