LOT 452
IN OR 2216/861
HERON ISLES PHASE TWO C-3

HINCZYNSKI STEVEN
97480 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0741-0452-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

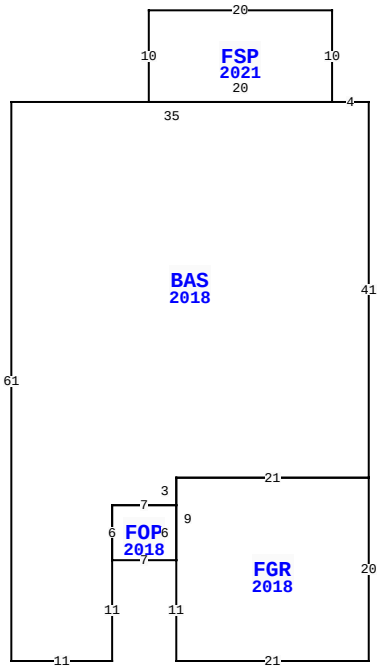
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,840	100	1,840	219,826
FGR	420	55	231	27,598
FOP	42	30	13	1,553
FSP	200	40	80	9,557
TOTALS	2,502		2,164	258,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,164	102.1356	121.29	262,472	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 1840 HX Base Yr 2019



97480 ALBATROSS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,535
TOTAL MARKET OB/XF VALUE		5,960
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		319,495
SOH/AGL Deduction		116,457
ASSESSED VALUE		203,038
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,038
TOTAL JUST VALUE		319,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803855	CO ISSUED	0	08/02/2018
B1803855	NEW CONSTR	242,788	04/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0861	7/31/2018	SW	Q	I	01	243,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HINCZYNSKI STEVEN						
2179/0714	2/20/2018	SW	Q	V	05	562,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 FSP=[YR=2021] N10 W20 S10 E20$ W35 S61 E11 N11 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E21 N20 W21 S9$ N6 W7 S6$ N6 E7 N3 E21 N41$.

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	526.00	SF	6.50	6.50	100	2018	2018	3	98	3,351	
2	0855	CONC PAVER	0	100	0	0	333.00	SF	7.00	7.00	100	2018	2018	3	98	2,284	
3	0810	CONCRETE A	0	100	0	0	51.00	SF	6.50	6.50	100	2018	2018	3	98	325	

LAND DESCRIPTION

TOTAL OB/XF 5,960

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	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/02/2022 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS