

LOT 456
IN OR 2175/305
HERON ISLES PHASE TWO C-3

MARQUEZ IRAYS
97496 ALBATROSS DRIVE
YULEE, FL 32097

2023

37-3N-28-0741-0456-0000



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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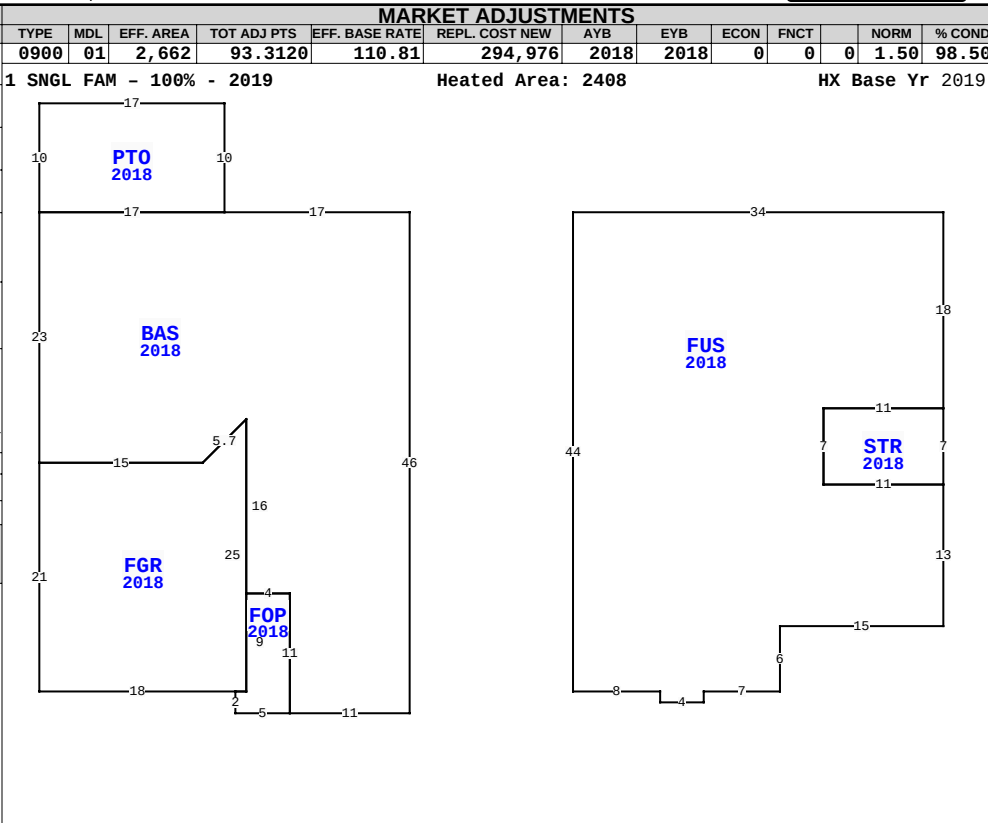
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	1,075	117,334
FGR	407	55	224	24,449
FOP	46	30	14	1,528
FUS	1,333	100	1,333	145,494
PTO	170	5	8	873
STR	77	10	8	873

TOTALS	3,108		2,662	290,551
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	730.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	0	0	21.00	SF	6.50	6.50

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

REVIEW DATE 01/29/2019 BY DJ



97496 ALBATROSS DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
3,854									

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	290,551								
TOTAL MARKET OB/XF VALUE	3,854								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	349,405								
SOH/AGL Deduction	128,363								
ASSESSED VALUE	221,042								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	171,042								
TOTAL JUST VALUE	349,405								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	278,268								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2208445	SWIM POOL	59,380	10/01/2022
C1708295	CO ISSUED	0	01/30/2018
B1708295	NEW CONSTR	292,090	09/20/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2175/0305	1/30/2018	SW	Q	I	01	234,300	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: MARQUEZ IRAYS							
2126/0611	5/26/2017	SW	Q	V	05	150,000	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W17 PTO=[YR=2018] N10 W17 S10 E17\$ W17 S23									
FGR=[YR=2018] S21 E18 FOP=[YR=2018] S2 E5 N11 W4 S9 W1 \$ E1									
N25 D4 L4 W15\$ E15 U4 R4 S16 E4 S11 E11 N46\$ PTR=E15									
FUS=[YR=2018] E34 S18 STR=[YR=2018] S7 W11 N7 E11\$ W11 S7 E11									
S13 W15 S6 W7 S1 W4 N1 W8 N44\$ W15\$.									