

LOT 457
IN OR 2188/1706
HERON ISLES PHASE TWO C-3

DESUE BYRON & TAKASHA
97500 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0741-0457-0000



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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	1,130	100	1,130	121,879
FGR	420	55	231	24,916
FOP	75	30	22	2,373
FUS	1,465	100	1,465	158,012
STR	70	10	7	755

TOTALS 3,160 2,855 307,933

EXTRA FEATURES

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	712.00	SF	5.20	5.20	100	2018	2018	3	98	3,628	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2018	2018	3	98	363	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2018	2018	3	98	57	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,855	92.2140	109.50	312,622	2018	2018	0	0	0	1.50	98.50	

1 SNGL FAM - 100% - 2019

Heated Area: 2595

HX Base Yr 2019

Diagram of the property layout showing three areas: BAS 2018 (Basement), FGR 2018 (Front Yard), and FOP 2018 (Front Porch). Dimensions are provided for each area and the overall lot.

Overall lot dimensions: 40 (top), 43 (right), 13 (bottom), 8 (bottom-left).

Basement (BAS 2018) dimensions: 40 (top), 43 (right), 16 (right), 21 (right), 7 (right), 10 (right), 13 (bottom-right).

Front Yard (FGR 2018) dimensions: 20 (top), 21 (right), 19 (bottom), 5 (bottom-left), 5 (bottom-left), 7 (bottom-left).

Front Porch (FOP 2018) dimensions: 5 (bottom-left), 10 (bottom-right), 8 (bottom-left).

Diagram of the property layout showing two areas: FUS 2018 (Front Yard) and STR 2018 (Street). Dimensions are provided for each area and the overall lot.

Overall lot dimensions: 40 (top), 17 (right), 15 (bottom-right), 15 (bottom-right), 25 (bottom-left), 38 (left), 7 (left), 10 (left), 10 (left).

Front Yard (FUS 2018) dimensions: 40 (top), 17 (right), 15 (bottom-right), 15 (bottom-right), 25 (bottom-left), 38 (left), 7 (left), 10 (left), 10 (left).

Street (STR 2018) dimensions: 10 (top), 7 (right), 10 (bottom), 10 (left).

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

97500 ALBATROSS DR, YULEE													TOTAL OB/XF 4,048												
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				307,933	
TOTAL MARKET OB/XF VALUE				4,048	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				366,981	
SOH/AGL Deduction				134,721	
ASSESSED VALUE				232,260	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				182,260	
TOTAL JUST VALUE				366,981	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				291,599	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709488	CO ISSUED	0	03/29/2018
B1709488	NEW CONSTR	320,501	10/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2188/1706	3/29/2018	SW	Q	I	01	241,500	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: DESUE BYRON & TAKAS							
2146/1394	9/19/2017	SW	Q	V	05	150,000	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W40 S17 FGR=[YR=2018] S21 E19 FOP=[YR=2018] S5 E8 N10 W7 S5 W1 \$ E1 N21 W20\$ E20 S16 E7 S10 E13 N43\$ PTR=E15 FUS=[YR=2018] E40 S17 STR=[YR=2018] S7 W10 N7 E10\$ W10 S7 E10 S15 W15 N1 W25 N38\$ W15 \$.