

LOT 458
IN OR 2172/576
HERON ISLES PHASE TWO C-3

OSBORNE ROBERT & LARISA A
97504 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0741-0458-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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
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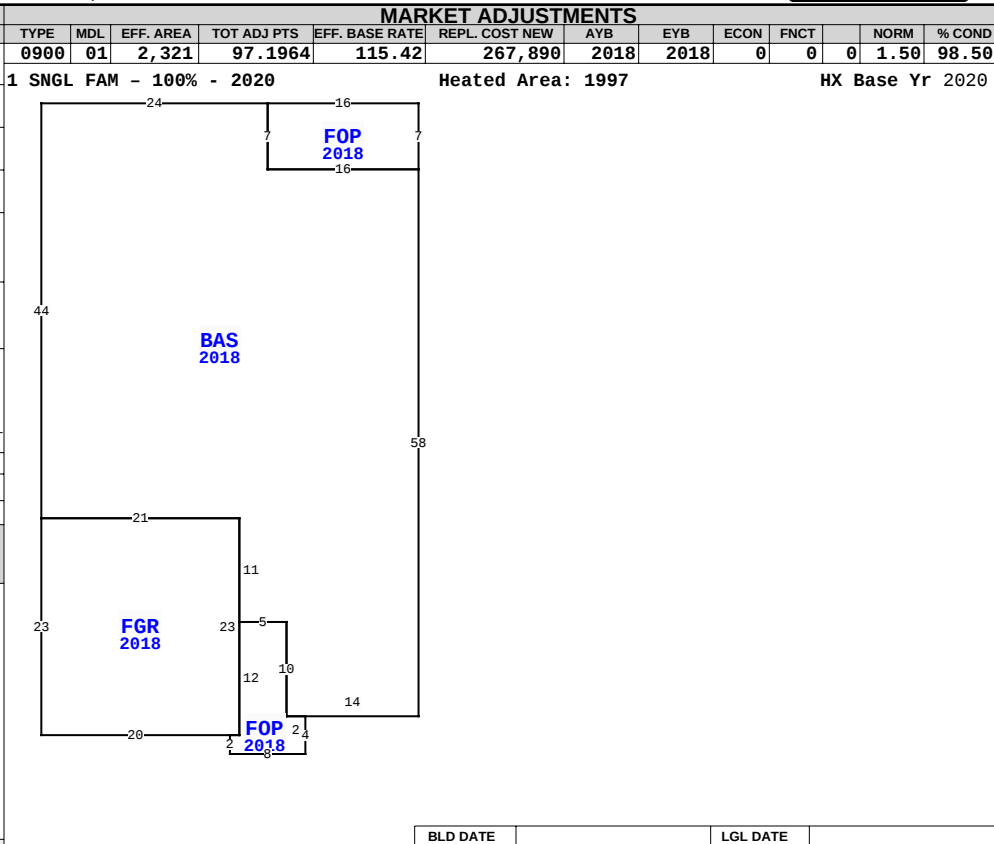
NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	1,997	227,037
FGR	483	55	266	30,241
FOP	80	30	24	2,728
FOP	112	30	34	3,865
TOTALS	2,672		2,321	263,872

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	580.00	SF	5.20	5.20	100	2018	2018	3	98	2,956	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	98	191	
3	0861	POOL GUNIT	0	100	0	0	330.00	SF	85.00	85.00	100	2018	2018	3	90	25,245	
4	0855	CONC PAVER	0	100	0	0	770.00	SF	10.00	10.00	100	2018	2018	3	98	7,546	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720	
6	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2018	2018	3	95	3,830	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
8	0855	CONC PAVER	0	100	0	0	153.00	SF	10.00	10.00	100	2018	2018	3	98	1,499	
9	0462	ST/AL FNC	0	100	0	0	200.00	SF	10.00	10.00	100	2018	2018	3	90	1,800	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



97504 ALBATROSS DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF															45,072
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,872	
TOTAL MARKET OB/XF VALUE		45,072	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		363,944	
SOH/AGL Deduction		121,917	
ASSESSED VALUE		242,027	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		192,027	
TOTAL JUST VALUE		363,944	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,275	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802849	SWIM POOL	40,100	04/01/2018
C1708296	CO ISSUED	0	01/19/2018
B1708296	NEW CONSTR	253,832	09/20/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2172/0576	1/19/2018	SW	Q	I	01	248,800	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: OSBORNE ROBERT & LA							
2132/0395	7/07/2017	SW	Q	V	05	262,500	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W16 BAS=[YR=2018] W24 S44 FGR=[YR=2018] S23 E20									
FOP=[YR=2018] S2 E8 N4 W2 N10 W5 S12 W1\$ E1 N23 W21\$ E21 S11									
E5 S10 E14 N58 W16 N7\$ S7 E16 N7\$.									