LOT 460
IN OR 2172/1878
HERON ISLES PHASE TWO C-3

COUCH WAYNE F
97512 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0741-0460-0000

BUILDING CHARACTERISTICS

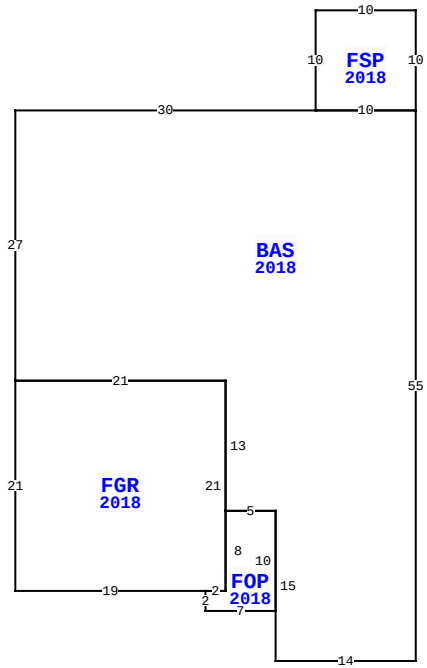
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,537	100	1,537	177,980
FGR	441	55	243	28,138
FOP	54	30	16	1,853
FSP	100	40	40	4,631
TOTALS	2,132		1,836	212,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,836	99.0000	117.56	215,840	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2023 Heated Area: 1537 HX Base Yr



97512 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	212,602
TOTAL MARKET OB/XF VALUE	9,024
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	276,626
SOH/AGL Deduction	0
ASSESSED VALUE	276,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,626
TOTAL JUST VALUE	276,626
NCON VALUE	221,626
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708765	CO ISSUED	0	01/22/2018
B1708765	NEW CONSTR	198,507	10/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2172/1878	1/25/2018	SW	Q	I	02	223,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COUCH WAYNE F						
2132/0395	7/07/2017	SW	Q	V	05	262,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W10 S10 BAS=[YR=2018] W30 S27 FGR=[YR=2018] S21 E19 FOP=[YR=2018] S2 E7 N10 W5 S8 W2$ E2 N21 W21$ E21 S13 E5 S15 E14 N55 W10$ E10 N10$.

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	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	100	2018	2018	3	98	3,445	
2	0810	CONCRETE A	0	0	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	98	134	
3	0855	CONC PAVER	0	0	0	0	550.00	SF	10.00	10.00	100	2020	2020	3	99	5,445	

LAND DESCRIPTION

TOTAL OB/XF 9,024

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	000100	C	SFR	0			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