

LOT 461
IN OR 2172/624
HERON ISLES PHASE TWO C-3

HAINSWORTH-VELASQUEZ LINDSAY/VELASQUEZ MICHAEL A
97516 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0741-0461-0000



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	11	CLAY TILE 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

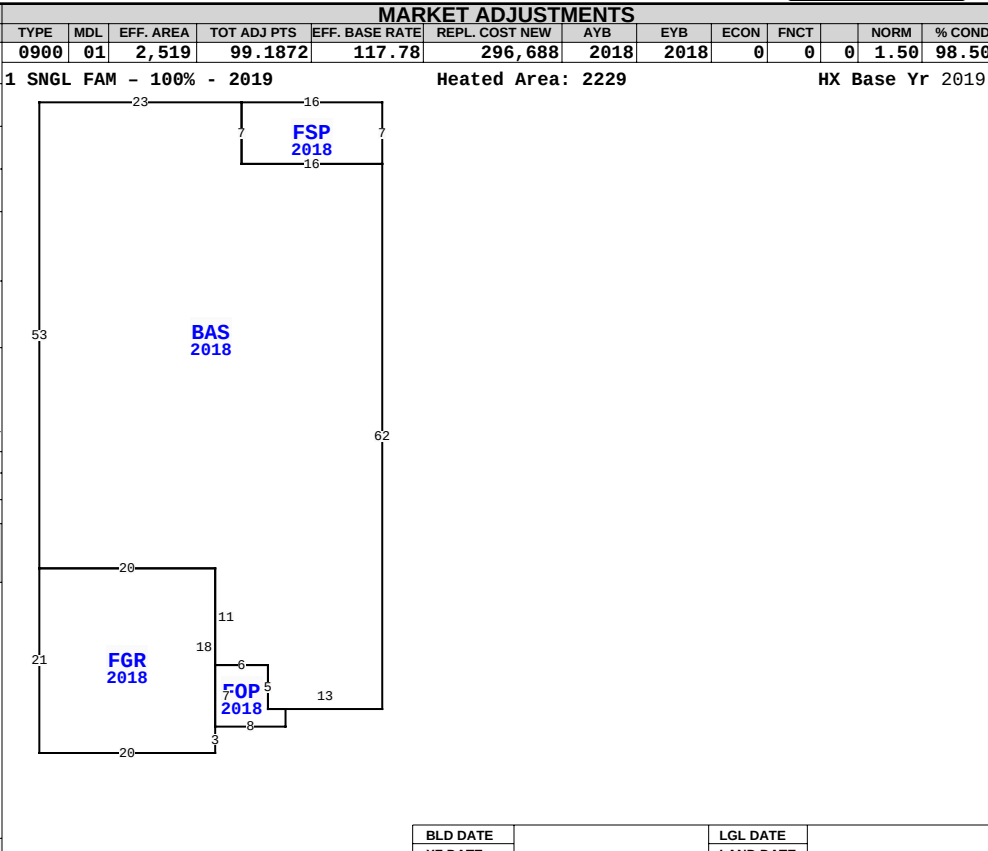
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,229	100	2,229	258,594
FGR	420	55	231	26,799
FOP	46	30	14	1,624
FSP	112	40	45	5,221
TOTALS	2,807		2,519	292,238

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	592.00	SF	5.20	5.20	100	2018	2018	3	98	3,017	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	98	191	
3	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2018	2018	3	95	4,925	
4	0475	VF 4 SBPL	0	100	0	0	84.00	LF	14.00	14.00	100	2018	2018	3	95	1,117	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION			TOTAL OB/XF 9,820														
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
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

REVIEW DATE 01/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS



97516 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		292,238	
TOTAL MARKET OB/XF VALUE		9,820	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		357,058	
SOH/AGL Deduction		130,543	
ASSESSED VALUE		226,515	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		176,515	
TOTAL JUST VALUE		357,058	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,357	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708297	CO ISSUED	0	01/11/2018
B1708297	NEW CONSTR	276,820	09/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/0624	1/19/2018	SW	Q	I	02	271,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HAINSWORTH-VELASQUE						
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
FSP=[YR=2018] W16 BAS=[YR=2018] W23 S53 FGR=[YR=2018] S21 E20
N3 FOP=[YR=2018] E8 N2 W2 N5 W6 S7\$ N18 W20\$ E20 S11 E6 S5
E13 N62 W16 N7\$ S7 E16 N7\$.