LOT 466
HERON ISLES PHASE TWO C-3
PBK 8/180

DAVID MITCHELLE F
97536 ALBATROSS DRIVE
YULEE, FL 32097

2023

37-3N-28-0741-0466-0000

NASSAU COUNTY PROPERTY

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	03	CONC FINSH 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

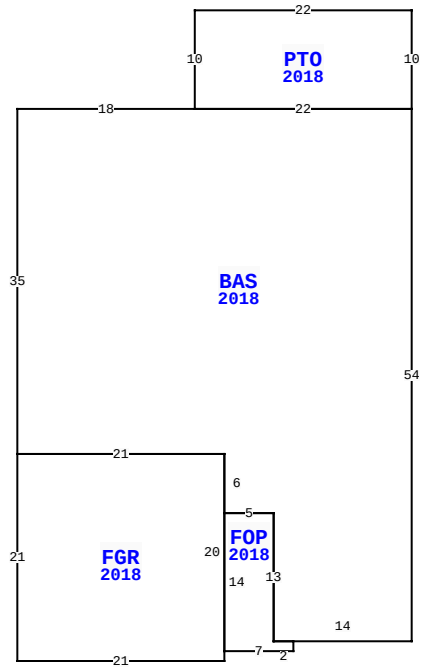
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1,696	187,571
FGR	441	55	243	26,875
FOP	72	30	22	2,433
PTO	220	5	11	1,216
TOTALS	2,429		1,972	218,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,972	94.5504	112.28	221,416	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 1696 HX Base Yr



97536 ALBATROSS DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	218,095
TOTAL MARKET OB/XF VALUE	3,330
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	276,425
SOH/AGL Deduction	57,721
ASSESSED VALUE	218,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,704
TOTAL JUST VALUE	276,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709900	NEW CONSTR	219,804	11/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2644/923	5/30/2023	WD	Q	I	01	320,000
GRANTOR: ELSER BENJAMIN W & RE						
GRANTEE: DAVID MITCHELLE F						
2368/0391	6/08/2020	WD	Q	I	01	240,000
GRANTOR: MARTIN LATANYA						
GRANTEE: ELSER BENJAMIN W &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W22 S10 BAS=[YR=2018] W18 S35 FGR=[YR=2018] S21 E21 N1 FOP=[YR=2018] E7 N1 W2 N13 W5 S14$ N20 W21$ E21 S6 E5 S13 E14 N54 W22$ E22 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	616.00	SF	5.20	5.20	100	2018	2018	3	98	3,139	
2	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	98	191	

LAND DESCRIPTION

TOTAL OB/XF 3,330

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 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