LOT 472
HERON ISLES PHASE TWO C-3
PBK 8/180

GOAD KAREN D & TIMOTHY R
97560 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0741-0472-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

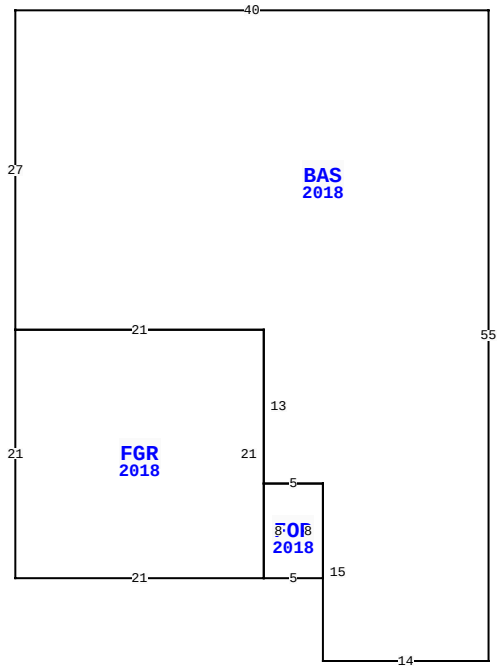
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	179,282
FGR	441	55	243	28,344
FOP	40	30	12	1,400
TOTALS	2,018		1,792	209,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,792	99.7200	118.42	212,209	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 1537 HX Base Yr 2022



97560 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,026
TOTAL MARKET OB/XF VALUE		9,159
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,185
SOH/AGL Deduction		69,209
ASSESSED VALUE		203,976
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,976
TOTAL JUST VALUE		273,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801643	CO ISSUED	0	07/19/2018
B1801643	NEW CONSTR	218,868	02/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/0519	2/10/2021	SW	Q	I	01	254,900
GRANTOR: SPH PROPERTY THREE LL						
GRANTEE: GOAD KAREN D & TIMO						
2422/0363	12/31/2020	WD	Q	I	01	234,700
GRANTOR: ALEMAN FREDDY J & JEN						
GRANTEE: SPH PROPERTY THREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S27 FGR=[YR=2018] S21 E21 FOP=[YR=2018] E5 N8 W5 S8$ N21 W21$ E21 S13 E5 S15 E14 N55$.

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	100	0	0	730.00	SF	5.20	5.20	100	2018	2018	3	98	3,720	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	98	172	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2018	2018	3	98	57	
4	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2018	2018	3	95	4,925	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 9,159

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS