

HOFFMAN BRUCE & JAN
97564 ALBATROSS DRIVE
YULEE, FL 32097

37-3N-28-0741-0473-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall010ABOVE AVG 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 80
Interior Floo11CLAY TILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame02WOOD FRAME 100

Stories UnitsOccupancy1.
 0100
 00NONE 100

Quality01Quality Level 01
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	1,997	233,213
DCK	208	10	21	2,453
FGR	441	55	243	28,378
FOP	66	30	20	2,335
FOP	112	30	34	3,971

TOTALS2,8242,315270,349

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,31599.8424118.56274,46620182018001.5098.50

1 SNGL FAM - 100% - 2019Heated Area: 1997HX Base Yr 2019

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE270,349
TOTAL MARKET OB/XF VALUE3,374
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE328,723
SOH/AGL Deduction121,005
ASSESSED VALUE207,718
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE157,718
TOTAL JUST VALUE328,723
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE262,480

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2201/17665/30/2018SW Q I 01263,500

GRANTOR: KB HOME JACKSONVILLE
GRANTEE: HOFFMAN BRUCE & JAN
2170/05001/12/2018SW Q Q V 05337,500
GRANTOR: HERON ISLES JOINT VEN
GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2018] W16 S13 BAS=[YR=2018] W24 S44 FGR=[YR=2018] S21 E20 FOP=[YR=2018] S2 E8 N2 W2 N10 W5 S10 W1\$ E1 N21 W21\$ E21 S11 E5 S10 E14 N58 FOP=[YR=2018] N7 W16 S7 E16\$ W16 N7\$ E16 N13\$.

LAND DESCRIPTION TOTAL OB/XF3,374

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPHT FACT% CONDTOT ADJ UNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECL FRZYR CONS RV

1 000100C SFR1000.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE01/30/2019BY DJTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS