LOT 476
IN OR 2222/490
HERON ISLES PHASE TWO C-3

SANCHEZ DOMINGO I &/BURET-SANCHEZ ADA N
97576 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0741-0476-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

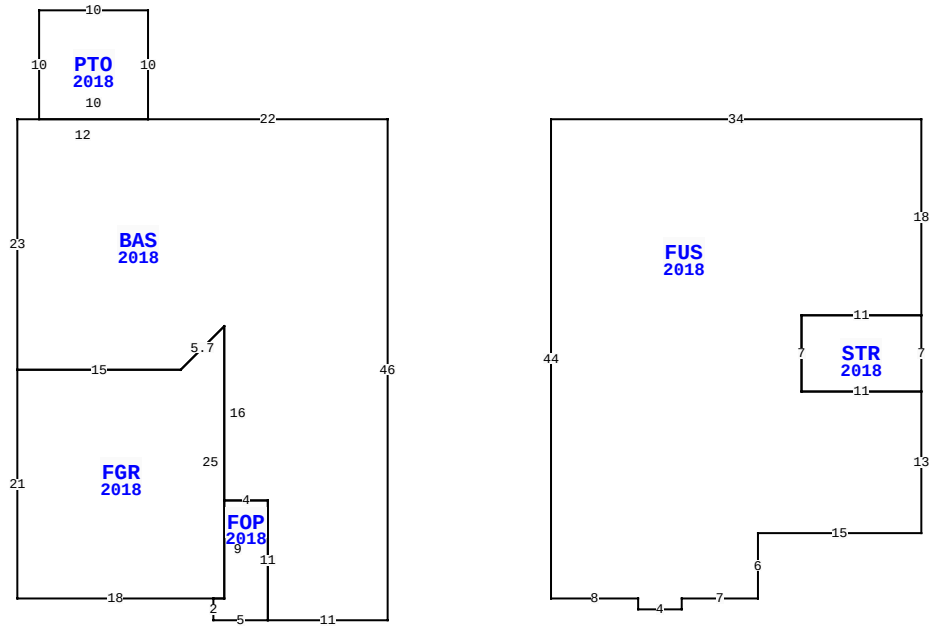
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,075	100	1,075	119,071
FGR	407	55	224	24,811
FOP	46	30	14	1,550
FUS	1,333	100	1,333	147,648
PTO	100	5	5	554
STR	77	10	8	887
TOTALS	3,038		2,659	294,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,659	94.6944	112.45	299,005	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 2408 HX Base Yr



97576 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		294,520
TOTAL MARKET OB/XF VALUE		9,095
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,615
SOH/AGL Deduction		0
ASSESSED VALUE		358,615
TOTAL EXEMPTION VALUE	13	358,615
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		358,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803907	CO ISSUED	0	08/31/2018
B1803907	NEW CONSTR	304,256	04/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/0490	8/31/2018	SW	Q	I	02	250,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SANCHEZ DOMINGO I &						
2164/0368	12/13/2017	SW	Q	V	05	300,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 PTO=[YR=2018] N10 W10 S10 E10$ W12 S23 FGR=[YR=2018] S21 E18 FOP=[YR=2018] S2 E5 N11 W4 S9 W1 $ E1 N25 D4 L4 W15$ E15 U4 R4 S16 E4 S11 E11 N46$ PTR=E15 FUS=[YR=2018] E34 S18 STR=[YR=2018] S7 W11 N7 E11$ W11 S7 E11 S13 W15 S6 W7 S1 W4 N1 W8 N44$ W15$.

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	625.00	SF	5.20	5.20	100	2018	2018	3	98	3,185	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	98	153	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2018	2018	3	95	5,472	
4	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 9,095

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