

HUDGEL WESLEY D & DEBRA R/BASTA MARLENE R
97615 ALBATROSS DRIVE
YULEE, FL 32097

37-3N-28-0741-0527-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
11CARPET 60
14CLAY TILE 40
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100
02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

01Quality Level 01
0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,5061001,506177,221FGR4585525229,655FOP5630172,001PTO12056706
TOTALS2,1401,781209,582

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEBYECONFNCTNORM% CONDTOTAL OB/XF3,309

NASSAU COUNTY PROPERTY

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VALUATION SUMMARYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE209,582
TOTAL MARKET OB/XF VALUE3,309
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE267,891
SOH/AGL Deduction0
ASSESSED VALUE267,891
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE267,891
TOTAL JUST VALUE267,891
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE216,242

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE
2624/02413/03/2023WDQI01330,000
GRANTOR: OPENDOOR PROPERTY J L
GRANTEE: HUDGEL WESLEY D & D
2577/11637/08/2022WDUI37337,700
GRANTOR: WILLIAMSON STEPHEN &
GRANTEE: OPENDOOR PROPERTY J

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W14 PTO=[YR=2016] N10 W12 S10 E12 \$ W26 S47
E13 FOP=[YR=2016] E7 FGR=[YR=2016] S7 E20 N25 W11 S4 W8 S6
W1 S8 \$ N8 W7 S8 \$ N8 E8 N6 E8 N4 E11 N29 \$.

LAND DESCRIPTION

LNUSE CODECLSBLD CAPLRDLOC ZONEFRONTDEPTHTOT LND UTSLTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESSALE YRDENSITYDECLFRZYRCONSRV

1000100CSFR00000000001.00LT1.001.001.0055,000.0055,000.0055,000

EXTRA FEATURES

97615 ALBATROSS DR, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

LAND ADJUSTMENTS

TOTAL OB/XF3,309