LOT 573
HERON ISLES PHASE TWO C-3
PBK 8/180

HERRERA ANDREW & MARTHA SUSANA
97565 ALBATROSS DRIVE
YULEE, FL 32097

2023

37-3N-28-0741-0573-0000

BUILDING CHARACTERISTICS

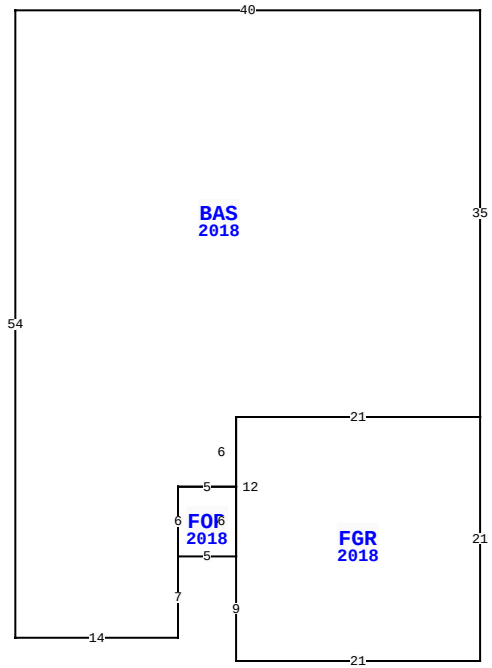
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	193,518
FGR	441	55	243	27,727
FOP	30	30	9	1,027
TOTALS	2,167		1,948	222,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,948	97.5492	115.84	225,656	2018	2018	0	0	0	1.50	98.50

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



97565 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,271
TOTAL MARKET OB/XF VALUE	3,362
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	280,633
SOH/AGL Deduction	58,694
ASSESSED VALUE	221,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,939
TOTAL JUST VALUE	280,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801966	CO ISSUED	0	06/28/2018
B1801966	NEW CONSTR	218,977	02/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/609	6/13/2023	WD	Q	I	01	330,000
GRANTOR: GREENWELL DEVON C &						
GRANTEE: HERRERA ANDREW & MA						
2209/0357	6/29/2018	SW	Q	I	01	201,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GREENWELL DEVON C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S54 E14 N7 FOP=[YR=2018] E5 FGR=[YR=2018] S9 E21 N21 W21 S12$ N6 W5 S6$ N6 E5 N6 E21 N35$.

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	596.00	SF	5.20	5.20	100	2018	2018	3	98	3,037	
2	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	2018	2018	3	98	325	

LAND DESCRIPTION

TOTAL OB/XF 3,362

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