

LOT 575
IN OR 2216/767
HERON ISLES PHASE TWO C-3

KEY LINDSAY D & JAMIE L
97557 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0741-0575-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	10	ABOVE AVG 100	0900	01	2,297	96.6672	114.79	263,673	2018	2018	0	0	0	1.50	98.50														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019														Heated Area: 1997												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2019												
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	1,997	100	1,997	225,797																									
FGR	441	55	243	27,476																									
FOP	40	30	12	1,356																									
FSP	112	40	45	5,089																									
TOTALS			2,590		2,297	259,718																							
EXTRA FEATURES			97557 ALBATROSS DR, YULEE																										
L N	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	596.00	SF	5.20	5.20	100	2018	2018	3	98	3,037													
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	110.00	LF	32.00	32.00	100	2018	2018	3	95	3,344													
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 FJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																													

Diagram showing building layout with dimensions and area labels:

- Overall dimensions: 58 (left), 44 (right), 16 (top), 14 (bottom).
- Internal dimensions: 16 (top left), 11 (middle left), 19 (middle right), 21 (bottom right), 5 (bottom left), 2 (bottom center), 21 (bottom right).
- Area labels: FSP 2018, BAS 2018, FGR 2018, FOP 2018.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0767	7/31/2018	SW	Q	I	01	238,900

GRANTOR: KB HOME JACKSONVILLE
GRANTEE: KEY LINDSAY D & JAM
2179/0714 2/20/2018 SW Q V 05 562,500
GRANTOR: HERON ISLES JOINT VEN
GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FSP=[YR=2018] W16 S7 E16 N7\$ S7 W16 S58 E14 N2 FOP=[YR=2018] E5 FGR=[YR=2018] S2 E21 N21 W21 S19\$ N8 W5 S8\$ N8 E5 N11 E21 N44\$.