LOT 479
IN OR 2205/1513
HERON ISLES PHASE TWO C-2

BEDENBENDER ANDREA D
97612 ALBATROSS DRIVE
YULEE, FL 32097

2023

37-3N-28-0743-0479-0000

BUILDING CHARACTERISTICS

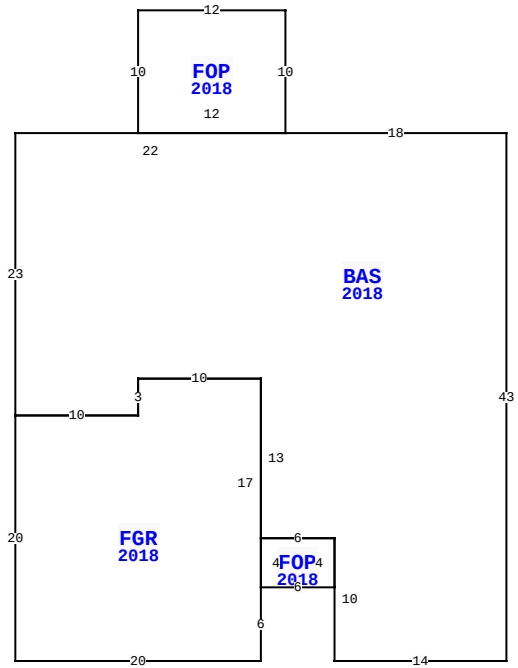
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,230	100	1,230	147,693
FGR	430	55	236	28,338
FOP	24	30	7	841
FOP	120	30	36	4,322
TOTALS	1,804		1,509	181,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,509	102.8160	122.09	184,234	2018	2018	0	0	0	1.65	98.35

1 SNGL FAM – 100% - 2019 Heated Area: 1230 HX Base Yr 2019



97612 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		181,194
TOTAL MARKET OB/XF VALUE		3,886
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		240,080
SOH/AGL Deduction		85,328
ASSESSED VALUE		154,752
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,752
TOTAL JUST VALUE		240,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707423	CO ISSUED	0	06/22/2018
B1707423	NEW CONSTR	162,581	08/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1513	6/22/2018	WD	Q	I	01	148,900
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: BEDENBENDER ANDREA						
2106/0746	3/08/2017	WD	Q	V	05	162,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N10 W12 S10 E12$ W22 S23
FGR=[YR=2018] S20 E20 N6 FOP=[YR=2018] E6 N4 W6 S4$ N17 W10 S3 W10$ E10 N3 E10 S13 E6 S10 E14 N43$.

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	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2018	2018	3	98	325	
2	0810	CONCRETE A	0	100	0	0	559.00	SF	6.50	6.50	100	2018	2018	3	98	3,561	

LAND DESCRIPTION

TOTAL OB/XF 3,886

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/29/2019 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS