LOT 480
IN OR 2111/1837
HERON ISLES PHASE TWO C-2

PICHNEY JON F
97618 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0743-0480-0000

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	08	SHT VINYL 100
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

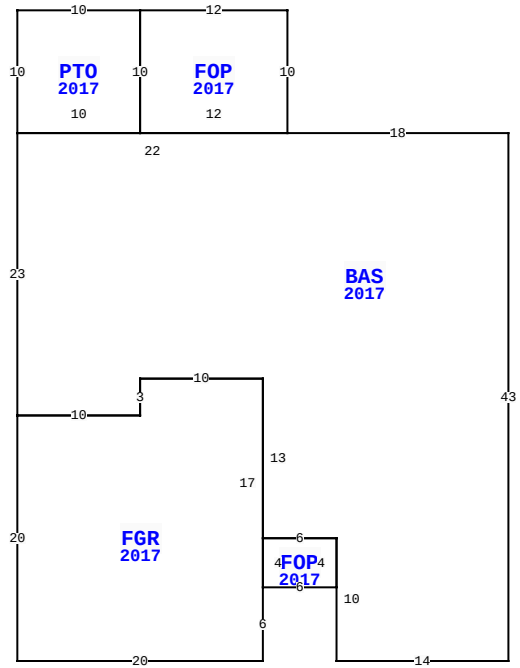
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	1,230	147,168
FGR	430	55	236	28,237
FOP	24	30	7	838
FOP	120	30	36	4,307
PTO	100	5	5	598
TOTALS	1,904		1,514	181,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,514	102.8160	122.09	184,844	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 1230 HX Base Yr 2018



97618 ALBATROSS DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,147
TOTAL MARKET OB/XF VALUE		3,604
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		239,751
SOH/AGL Deduction		92,525
ASSESSED VALUE		147,226
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,226
TOTAL JUST VALUE		239,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632988	CO ISSUED	0	03/30/2017
B1632988	NEW CONSTR	160,877	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2111/1837	4/04/2017	WD	U	V	11	100
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: PICHNEY JON F						
2048/0616	5/25/2016	WD	Q	V	01	40,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: PICHNEY JON F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FOP=[YR=2017] N10 W12 PTO=[YR=2017] W10 S10 E10 N10$ S10 E12$ W22 S23 FGR=[YR=2017] S20 E20 N6 FOP=[YR=2017] 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	14	3	42.00	SF	6.50	6.50	100	2017	2017	3	97	265	
2	0811	CONCRETE B	0	100	0	0	662.00	SF	5.20	5.20	100	2017	2017	3	97	3,339	

LAND DESCRIPTION

TOTAL OB/XF 3,604

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 07/25/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS