LOT 481
HERON ISLES PHASE TWO C-2
PBK 8/132

PARRISH JOYCE E L/E/
97624 ALBATROSS DRIVE
YULEE, FL 32097

2023

37-3N-28-0743-0481-0000

BUILDING CHARACTERISTICS

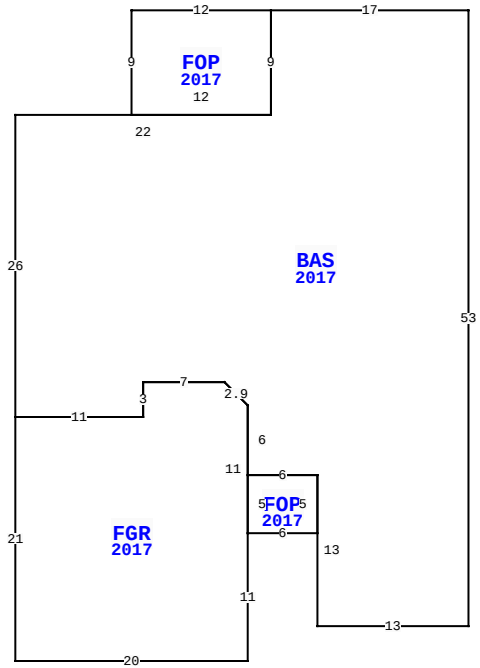
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	0	100	0	0
BAS	1,406	100	1,406	164,968
FGR	445	55	245	28,746
FOP	30	30	9	1,056
FOP	108	30	32	3,755
TOTALS	1,989		1,692	198,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,692	100.9800	119.91	202,888	2017	2017	0	0	0	2.15	97.85

1 SNGL FAM – 100% - 2020 Heated Area: 1406 HX Base Yr 2020



97624 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		198,526
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		257,726
SOH/AGL Deduction		84,172
ASSESSED VALUE		173,554
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,554
TOTAL JUST VALUE		257,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703360	CO ISSUED	0	02/26/2018
B1703660	NEW CONSTR	185,322	04/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0721	3/22/2023	QC	U	I	11	100
GRANTOR: PARRISH JOYCE E						
GRANTEE: PERCUOCO JOY ANN						
2287/0599	7/01/2019	WD	Q	I	01	199,000
GRANTOR: WILLETTS ROSALINDA &						
GRANTEE: PARRISH JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] BAS=[YR=2017] W17 FOP=[YR=2017] W12 S9 E12 N9$ S9 W22 S26 FGR=[YR=2017] S21 E20 N11 FOP=[YR=2017] E6 N5 W6 S5$ N11 U2 L2 W7 S3 W11$ E11 N3 E7 D2 R2 S6 E6 S13 E13 N53$.

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	21	3	63.00	SF	6.50	6.50	100	2017	2017	3	97	397	
2	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	100	2017	2017	3	97	3,803	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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 12/06/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS