LOT 483
IN OR 2084/657
HERON ISLES PHASE TWO C-2

HOLMES DARREN T & JACLYN M
97636 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0743-0483-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

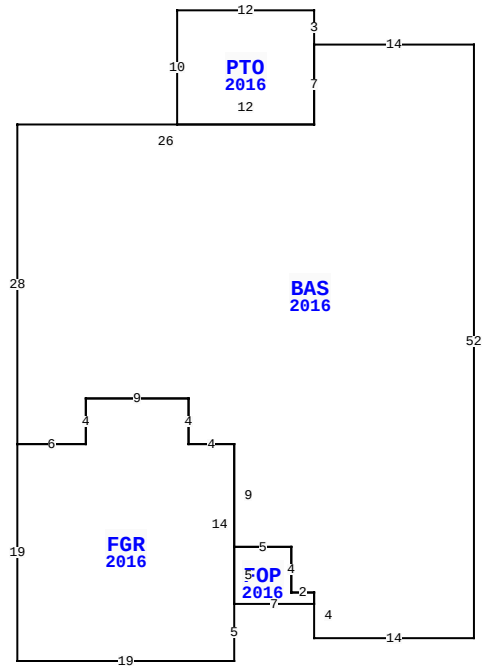
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,491	100	1,491	176,995
FGR	397	55	218	25,879
FOP	27	30	8	950
PTO	120	5	6	713
TOTALS	2,035		1,723	204,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,723	102.6900	121.94	210,103	2016	2016	0	0	0	2.65	97.35

1 SNGL FAM – 100% - 2017 Heated Area: 1491 HX Base Yr 2017



97636 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		204,535
TOTAL MARKET OB/XF VALUE		3,031
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,566
SOH/AGL Deduction		114,120
ASSESSED VALUE		148,446
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,446
TOTAL JUST VALUE		262,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632082	CO ISSUED	0	11/02/2016
B1632082	NEW CONSTR	190,538	04/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/0657	11/10/2016	WD	Q	I	01	170,400
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HOLMES DARREN T & J						
2033/0485	3/09/2016	WD	Q	V	01	32,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N3 W12 S10 E12 N7 $ S7 W26 S28 FGR=[YR=2016] S19 E19N5 FOP=[YR=2016] E7 N1 W2 N4 W5 S5$ N14 W4 N4 W9 S4 W6 $ E6 N4 E9 S4 E4 S9 E5 S4 E2 S4 E14 N52 $.

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	100	0	0	601.00	SF	5.20	5.20	100	2016	2016	3	97	3,031	

LAND DESCRIPTION

TOTAL OB/XF 3,031

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 03/01/2017 BY RK Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS