LOT 485
IN OR 2112/687
HERON ISLES PHASE TWO C-2

DENMARK KIMBERLY
97648 ALBATROSS DRIVE
YULEE, FL 32097

2023

37-3N-28-0743-0485-0000

BUILDING CHARACTERISTICS

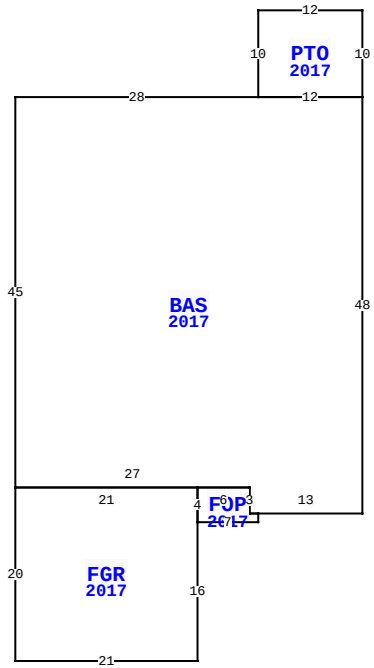
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,839	100	1,839	206,380
FGR	420	55	231	25,923
FOP	25	30	8	898
PTO	120	5	6	673
TOTALS	2,404		2,084	233,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,084	96.5790	114.69	239,014	2017	2017	0	0	0	2.15	97.85

1 SNGL FAM – 100% - 2018 Heated Area: 1839 HX Base Yr 2018



97648 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		233,875
TOTAL MARKET OB/XF VALUE		4,231
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		293,106
SOH/AGL Deduction		113,408
ASSESSED VALUE		179,698
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,698
TOTAL JUST VALUE		293,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632759	CO ISSUED	0	03/07/2017
B1632759	NEW CONSTR	227,344	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2112/0687	3/31/2017	WD	Q	I	02	182,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: DENMARK KIMBERLY						
2048/0986	5/20/2016	WD	Q	V	01	32,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W12 S10 BAS=[YR=2017] W28 S45 FGR=[YR=2017] S20 E21 N16 FOP=[YR=2017] E7 N1 W1 N3 W6 S4$ N4 W21$ E27 S3 E13 N48 W12$ E12 N10$.

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	25	3	75.00	SF	6.50	6.50	100	2017	2017	3	97	473	
2	0810	CONCRETE A	0	100	0	0	596.00	SF	6.50	6.50	100	2017	2017	3	97	3,758	

LAND DESCRIPTION

TOTAL OB/XF 4,231

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