LOT 491
IN OR 2093/376
HERON ISLES PHASE TWO C-2

MURRAY DAVID RAY
97684 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0743-0491-0000

BUILDING CHARACTERISTICS

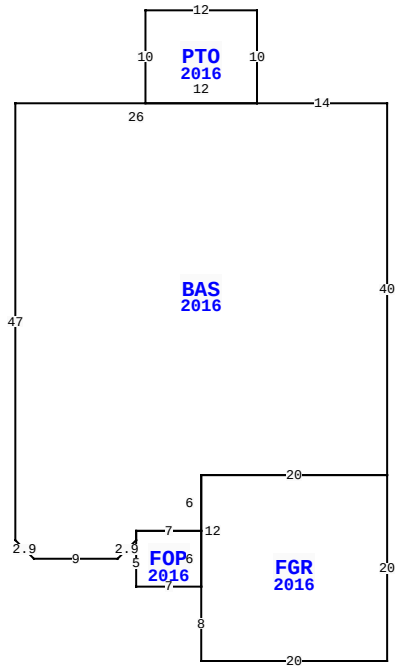
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,755	100	1,755	200,595
FGR	400	55	220	25,146
FOP	42	30	13	1,486
PTO	120	5	6	685
TOTALS	2,317		1,994	227,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,994	98.8722	117.41	234,116	2016	2016	0	0	0	2.65	97.35

1 SNGL FAM – 100% - 2017 Heated Area: 1755 HX Base Yr 2017



97684 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		227,912
TOTAL MARKET OB/XF VALUE		3,168
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		286,080
SOH/AGL Deduction		124,718
ASSESSED VALUE		161,362
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,362
TOTAL JUST VALUE		286,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632337	CO ISSUED	0	12/20/2016
B1632337	NEW CONSTR	215,878	05/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2093/0376	12/23/2016	WD	Q	I	01	168,800
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MURRAY DAVID RAY						
2033/0556	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] N10 W12 S10 E12 $ W26 S47 D2 R2 E9 U2 R2 FOP=[YR=2016] S5 E7 FGR=[YR=2016] S8 E20 N20 W20 S12 $ N6 W7 S1 $ N1 E7 N6 E20 N40 $.

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	628.00	SF	5.20	5.20	100	2016	2016	3	97	3,168	

LAND DESCRIPTION

TOTAL OB/XF 3,168

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 01/31/2017 BY RK Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS