LOT 493
IN OR 2166/244
HERON ISLES PHASE TWO C-2

BERAS DAVID W LUIS/NORIEGA-MONTES MARIELY
97696 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0743-0493-0000

BUILDING CHARACTERISTICS

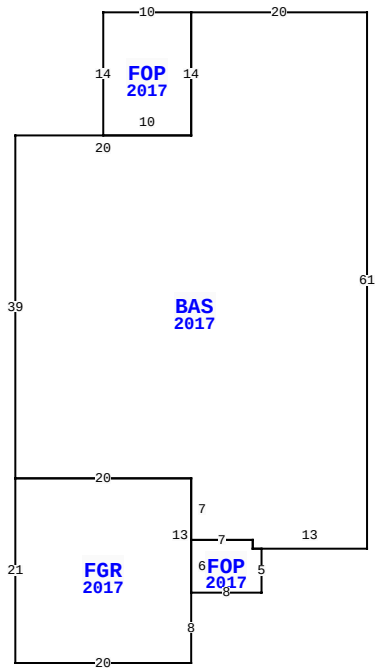
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,993	100	1,993	229,786
FGR	420	55	231	26,634
FOP	47	30	14	1,615
FOP	140	30	42	4,843
TOTALS	2,600		2,280	262,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,280	99.2250	117.83	268,652	2017	2017	0	0	0	2.15	97.85

1 SNGL FAM – 100% - 2018 Heated Area: 1993 HX Base Yr 2018



97696 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		262,876
TOTAL MARKET OB/XF VALUE		4,036
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		321,912
SOH/AGL Deduction		124,453
ASSESSED VALUE		197,459
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		147,459
TOTAL JUST VALUE		321,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633291	CO ISSUED	0	09/18/2017
B1633291	NEW CONSTR	247,547	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/0244	12/15/2017	WD	Q	I	01	206,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BERAS DAVID W LUIS						
2074/1675	9/28/2016	WD	Q	V	01	32,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 FOP=[YR=2017] W10 S14 E10 N14$ S14 W20 S39 FGR=[YR=2017] S21 E20 N8 FOP=[YR=2017] E8 N5 W1 N1 W7 S6$ N13 W20$ E20 S7 E7 S1 E13 N61$.

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	16	3	48.00	SF	6.50	6.50	100	2017	2017	3	97	303	
2	0810	CONCRETE A	0	100	0	0	592.00	SF	6.50	6.50	100	2017	2017	3	97	3,733	

LAND DESCRIPTION

TOTAL OB/XF 4,036

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