LOT 498
IN OR 2217/1423
HERON ISLES PHASE TWO C-2

ROSS TAMMY GAYLA
97726 ALBATROSS DRIVE
YULEE, FL 32041

2023

37-3N-28-0743-0498-0000

BUILDING CHARACTERISTICS

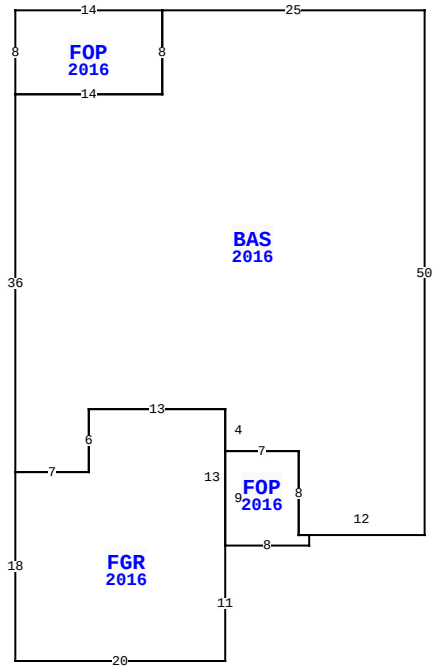
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,584	100	1,584	186,060
FGR	438	55	241	28,308
FOP	64	30	19	2,232
FOP	112	30	34	3,993
TOTALS	2,198		1,878	220,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,878	101.6064	120.66	226,599	2016	2016	0	0	0	2.65	97.35

1 SNGL FAM – 100% - 2019 Heated Area: 1584 HX Base Yr 2019



97726 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		220,594
TOTAL MARKET OB/XF VALUE		4,373
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,967
SOH/AGL Deduction		104,347
ASSESSED VALUE		175,620
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,620
TOTAL JUST VALUE		279,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632137	CO ISSUED	0	11/04/2016
B1632137	NEW CONSTR	199,982	04/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2217/1423	8/13/2018	WD	Q	I	02	195,000
GRANTOR: HERSEY JEREMIAH A & A						
GRANTEE: ROSS TAMMY GAYLA						
2082/1315	11/07/2016	WD	Q	I	01	170,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: HERSEY JEREMIAH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 FOP=[YR=2016] W14 S8 E14 N8 $ S8 W14 S36
FGR=[YR=2016] S18 E20 N11 FOP=[YR=2016] E8 N1 W1 N8 W7 S9 $
N13 W13 S6 W7 $ E7 N6 E13 S4 E7 S8 E12 N50 $.

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	867.00	SF	5.20	5.20	100	2016	2016	3	97	4,373	

LAND DESCRIPTION

TOTAL OB/XF 4,373

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