

LOT 500
IN OR 2155/702
HERON ISLES PHASE TWO C-2

LAU KWOK WAH
97738 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0743-0500-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 70	0900	01	1,726	102.6900	121.94	210,468	2017	2017	0	0	2.15	97.85	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2018													Heated Area: 1497													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2018													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 60																											
Interior Floor	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	1,497	100	1,497	178,619																									
FGR	391	55	215	25,653																									
FOP	27	30	8	955																									
PTO	120	5	6	716																									
TOTALS	2,035		1,726	205,943																									
EXTRA FEATURES			97738 ALBATROSS DR, YULEE																										
L N	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	14	3	42.00	SF	6.50	6.50	100	2017	2017	3	97	265													
2	0811	CONCRETE B	0	100	0	0	584.00	SF	5.20	5.20	100	2017	2017	3	97	2,946													
TOTAL OB/XF 3,211																													
LAND DESCRIPTION			TOTAL OB/XF 3,211																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 12/06/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																													