LOT 501
IN OR 2143/879
HERON ISLES PHASE TWO C-2

ARROYO RAMON/VEGA MARTA
97744 ALBATROSS DRIVE
YULEE, FL 32097

**2023**

**37-3N-28-0743-0501-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

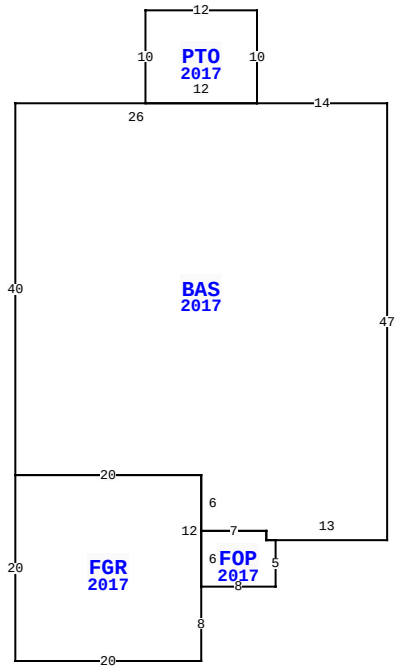
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 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 | 1,733 | 100 | 1,733 | 199,097 |
| FGR | 400 | 55 | 220 | 25,275 |
| FOP | 47 | 30 | 14 | 1,609 |
| PTO | 120 | 5 | 6 | 689 |
| TOTALS | 2,300 | | 1,973 | 226,670 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,973 | 98.8722 | 117.41 | 231,650 | 2017 | 2017 | 0 | 0 | 0 | 2.15 | 97.85 |

1 SNGL FAM – 100% - 2018 Heated Area: 1733 HX Base Yr 2018




97744 ALBATROSS DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 226,670 |
| TOTAL MARKET OB/XF VALUE | | 3,263 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 284,933 |
| SOH/AGL Deduction | | 109,946 |
| ASSESSED VALUE | | 174,987 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 124,987 |
| TOTAL JUST VALUE | | 284,933 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 229,236 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1701651 | CO ISSUED | 0 | 08/17/2017 |
| B1701651 | NEW CONSTR | 215,937 | 03/01/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2143/0879 | 8/21/2017 | WD | Q | I | 01 | 184,200 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: ARROYO RAMON & MART | | | | | | |
| 2085/1102 | 11/21/2016 | WD | Q | V | 05 | 103,500 |
| GRANTOR: HERON ISLES JOINT VEN | | | | | | |
| GRANTEE: ADVANTAGE HOME BUIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N10 W12 S10 E12$ W26 S40 FGR=[YR=2017] S20 E20 N8 FOP=[YR=2017] E8 N5 W1 N1 W7 S6$ N12 W20$ E20 S6 E7 S1 E13 N47$.

## 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 | 17 | 3 | 51.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 322 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 583.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 2,941 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,263

| 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 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