

LOT 506
IN OR 2167/204
HERON ISLES PHASE TWO C-2

YOH SAMUEL D
97771 ALBATROSS DRIVE
YULEE, FL 32097

2023

37-3N-28-0743-0506-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	1,839	100	1,839	211,833
FGR	420	55	231	26,608
FOP	25	30	8	922
FSP	120	40	48	5,530
TOTALS	2,404		2,126	244,892

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,126	99.1368	117.72	250,273	2017	2017	0	0	2.15	97.85
1 SNGL FAM - 100% - 2018 Heated Area: 1839 HX Base Yr 2018											
97771 ALBATROSS DR, YULEE											

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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	244,892		
TOTAL MARKET OB/XF VALUE	6,888		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	306,780		
SOH/AGL Deduction	118,432		
ASSESSED VALUE	188,348		
TOTAL EXEMPTION VALUE	60,000		
BASE TAXABLE VALUE	128,348		
TOTAL JUST VALUE	306,780		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	244,940		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705336	CO ISSUED	0	12/21/2017
B1705336	NEW CONSTR	232,464	06/14/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2167/0204	12/22/2017	WD	Q	I	01
GRANTOR: ADVANTAGE HOME BUILDE					
GRANTEE: YOH SAMUEL D & MARY					
2115/0474	4/20/2017	WD	Q	V	01
GRANTOR: HERON ISLES JOINT VEN					
GRANTEE: ADVANTAGE HOME BUIL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W26 FSP=[YR=2017] N10 W12 S10 E12\$ W14 S48 E12 FOP=[YR=2017] S1 E7 FGR=[YR=2017] S16 E21 N20 W21 S4\$ N4 W6 S3 W1\$ E1 N3 E27 N45 \$.											