LOT 510
IN OR 2210/1081
HERON ISLES PHASE TWO C-2

GOUGHNOUR ROBERT/OGLESBY MARISA A
97747 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0743-0510-0000

BUILDING CHARACTERISTICS

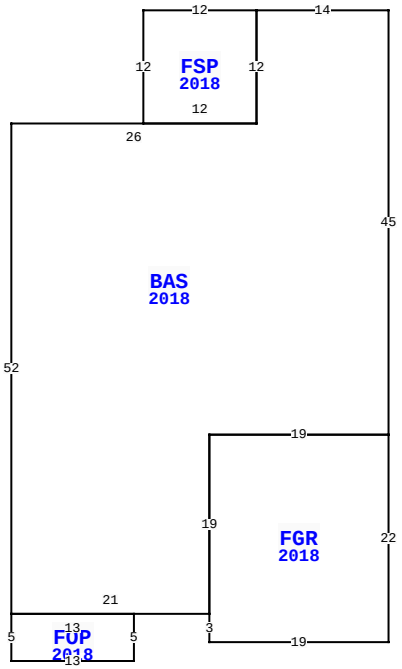
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,887	100	1,887	207,783
FGR	418	55	230	25,326
FOP	65	30	20	2,202
FSP	144	40	58	6,387
TOTALS	2,514		2,195	241,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,195	94.2858	111.96	245,752	2018	2018	0	0	0	1.65	98.35

1 SNGL FAM – 100% - 2019 Heated Area: 1887 HX Base Yr 2019



97747 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		241,697
TOTAL MARKET OB/XF VALUE		4,236
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		300,933
SOH/AGL Deduction		106,085
ASSESSED VALUE		194,848
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,848
TOTAL JUST VALUE		300,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709890	CO ISSUED	0	07/16/2018
B1709890	NEW CONSTR	242,007	11/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1081	7/16/2018	WD	Q	I	01	208,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GOUGHNOUR ROBERT &						
2140/0330	8/11/2017	WD	Q	V	01	40,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: NEW ATLANTICE BUILD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FSP=[YR=2018] W12 S12 E12 N12$ S12 W26 S52 FOP=[YR=2018] S5 E13 N5 W13$ E21 FGR=[YR=2018] S3 E19 N22 W19 S19$ N19 E19 N45$.

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	25	3	75.00	SF	6.50	6.50	100	2018	2018	3	98	478	
2	0810	CONCRETE A	0	100	0	0	590.00	SF	6.50	6.50	100	2018	2018	3	98	3,758	

LAND DESCRIPTION

TOTAL OB/XF 4,236

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 01/29/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS