

LOT 515
HERON ISLES PHASE TWO C-2
PBK 8/132

ROSS APRIL E
97717 ALBATROSS DR
YULEE, FL 32097

2023

37-3N-28-0743-0515-0000



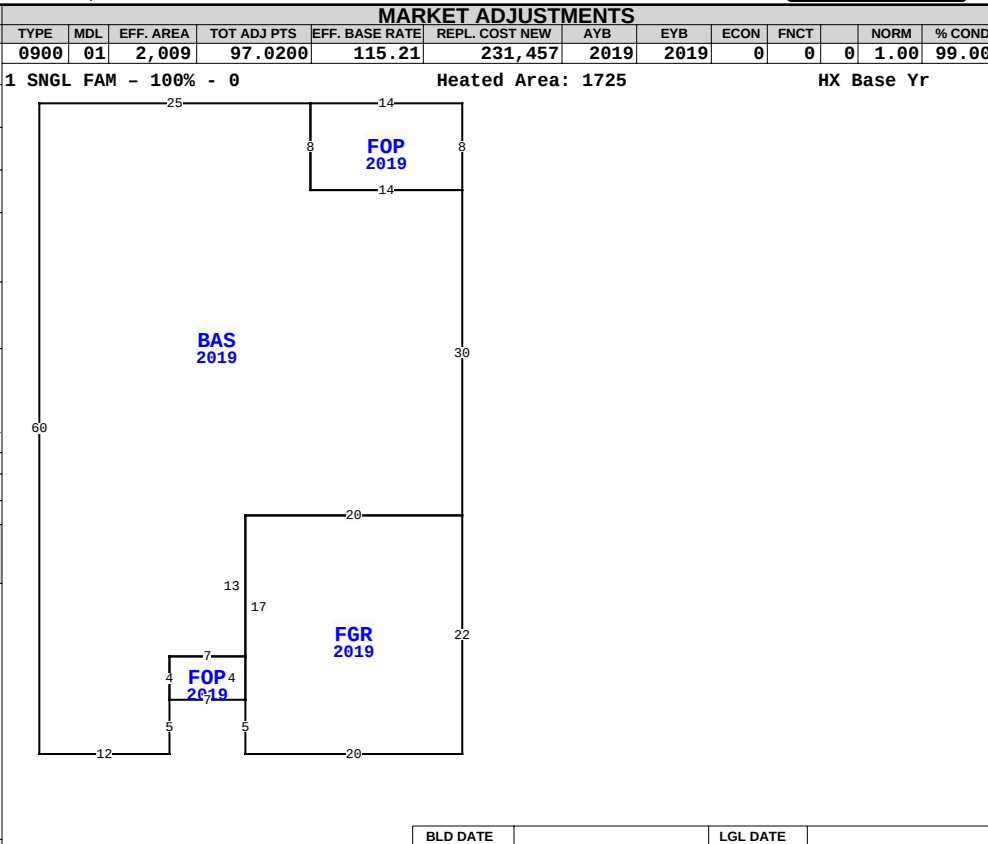
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,725	100	1,725	196,750
FGR	440	55	242	27,602
FOP	28	30	8	913
FOP	112	30	34	3,878
TOTALS	2,305		2,009	229,142

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	15	3	45.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	584.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	



97717 ALBATROSS DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
3,296											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											4
PAGE 1 of 1											
VALUATION BY											STANDARD
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											229,142
TOTAL MARKET OB/XF VALUE											3,296
TOTAL LAND VALUE - MARKET											55,000
TOTAL MARKET VALUE											287,438
SOH/AGL Deduction											84,788
ASSESSED VALUE											202,650
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											152,650
TOTAL JUST VALUE											287,438
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											231,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905497	CO ISSUED	0	01/23/2020
B1905497	NEW CONSTR	236,535	05/24/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2630/0533	4/03/2023	WD	Q	I	01	325,000	
GRANTOR: POORE BAYLEE L & JACO							
GRANTEE: ROSS APRIL E							
2346/1349	3/12/2020	WD	Q	I	01	242,000	
GRANTOR: ESB INVESTMENTS LLC							
GRANTEE: POORE BAYLEE L & JA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2019] W14 BAS=[YR=2019] W25 S60 E12 N5 FOP=[YR=2019] E7 FGR=[YR=2019] S5 E20 N22 W20 S17\$ N4 W7 S4\$ N4 E7 N13 E20 N30 W14 N8\$ S8 E14 N8\$.											