LOT 517
IN OR 2144/1751
HERON ISLES PHASE TWO C-2

GOTSCHALL CHRISTOPHER R & SHERRIN M
97703 ALBATROSS DRIVE
YULEE, FL 32097

2023

37-3N-28-0743-0517-0000

BUILDING CHARACTERISTICS

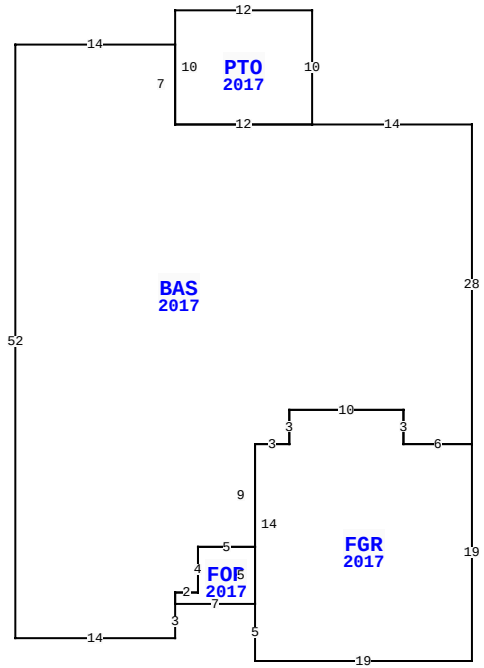
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	176,598
FGR	391	55	215	25,363
FOP	27	30	8	943
PTO	120	5	6	707
TOTALS	2,035		1,726	203,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,726	101.5200	120.56	208,087	2017	2017	0	0	0	2.15	97.85

1 SNGL FAM – 100% - 2018 Heated Area: 1497 HX Base Yr 2018



97703 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		203,613
TOTAL MARKET OB/XF VALUE		3,314
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		261,927
SOH/AGL Deduction		101,107
ASSESSED VALUE		160,820
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,820
TOTAL JUST VALUE		261,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702717	CO ISSUED	0	08/29/2017
B1702717	NEW CONSTR	189,854	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/1751	8/31/2017	WD	Q	I	01	180,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: GOTSCHALL CHRISTOPH						
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$ W12 N7 W14 S52 E14 N3 FOP=[YR=2017] E7 FGR=[YR=2017] S5 E19 N19 W6 N3 W10 S3 W3 S14$ N5 W5 S4 W2 S1$ N1 E2 N4 E5 N9 E3 N3 E10 S3 E6 N28$.

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	12	3	36.00	SF	6.50	6.50	100	2017	2017	3	97	227	
2	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	5.20	100	2017	2017	3	97	3,087	

LAND DESCRIPTION

TOTAL OB/XF 3,314

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/07/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS