

CHAVEZ ROBERT & JENEE
97633 ALBATROSS DRIVE
YULEE, FL 32097

2023

42-2N-27-4371-0077-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70
16 WD FR STUC 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 70
11 CLAY TILE 30
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

05 Quality Level 05
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	1,588	167,286
FGR	414	55	228	24,019
FOP	26	30	8	843
FSP	96	40	38	4,003

TOTALS2,1241,862196,150

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,862120.5204108.77202,530201520150003.1596.85

1 SINGLE FAM - 0% - 0Heated Area: 1588HX Base Yr

The floor plan shows a main rectangular building footprint with several smaller attached areas. Dimensions are provided for various segments: top edge (12, 17), right edge (32, 21, 20), bottom edge (15, 8, 10, 12), left edge (38, 12). Specific area labels include FSP 2015 (12x8), BAS 2015 (main footprint), FOP 2015 (2x2), and FGR 2015 (15x20).

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 4Tax Dist:

STANDARD

BUILDING MARKET VALUE196,150
TOTAL MARKET OB/XF VALUE2,756
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE248,906
SOH/AGL Deduction21,446
ASSESSED VALUE227,460
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE227,460
TOTAL JUST VALUE248,906
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE215,184

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1992/05197/10/2015WDQI01172,900

GRANTOR:SEDA CONSTRUCTION COM

GRANTEE:CHAVEZ ROBERT & JEN

1893/005012/05/2013SWUV37128,800

GRANTOR:DECATUR PROPERTIES IN

GRANTEE:SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FSP=[YR=2015] N8 W12 S8 E12 \$ W28 S38 E12
FOP=[YR=2015] S3 E6 N3 W1 N2W4 S2 W1 \$ E1 N2 E4 S2 E8
FGR=[YR=2015] S15 E20 N21 W19 S6 W1 \$ E1 N6 E19 N32 \$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% COND

TOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETO OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR00.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE07/13/2020BYNWA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/02/2023 BY SYS