LOT 451
IN OR 2201/1736
HERON ISLES PHASE TWO C-3

GONCALVES JORGE & NABILA
97476 ALBATROSS DRIVE
YULEE, FL 32097

2024

37-3N-28-0741-0451-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	05	Quality Level 05

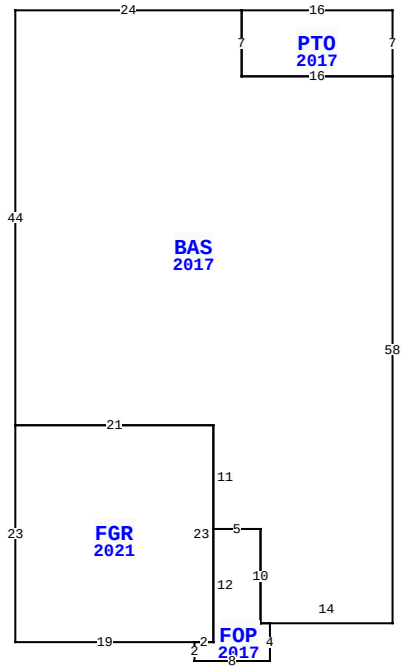
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	1,997	232,889
FGR	483	55	266	31,021
FOP	78	30	23	2,682
PTO	112	5	6	700
TOTALS	2,670		2,292	267,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	125.9104	119.61	274,146	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1997 HX Base Yr



97476 ALBATROSS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	267,292
TOTAL MARKET OB/XF VALUE	13,144
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	335,436
SOH/AGL Deduction	39,302
ASSESSED VALUE	296,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,134
TOTAL JUST VALUE	335,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1700365	CO ISSUED	0	05/23/2017
B1700365	NEW CONSTR	251,103	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2201/1736	6/01/2018	SW	Q	I	01	240,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GONCALVES JORGE & N						
2095/1224	1/13/2017	SW	Q	V	01	37,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W16 BAS=[YR=2017] W24 S44 FGR=[YR=2021] S23 E19 FOP=[YR=2017] S2 E8 N4 W1 N10 W5 S12 W2$ E2 N23 W21$ E21 S11 E5 S10 E14 N58 W16 N7$ S7 E16 N7$.

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	0855	CONC PAVER	0	0	0	0	880.00	SF	10.00	10.00	100	2017	2017	3	97	8,536	
2	0855	CONC PAVER	0	0	0	0	475.00	SF	10.00	10.00	100	2018	2018	3	97	4,608	

LAND DESCRIPTION

TOTAL OB/XF 13,144

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/02/2022 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS