LOT 457
IN OR 2188/1706
HERON ISLES PHASE TWO C-3

DESUE BYRON & TAKASHA
97500 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0741-0457-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

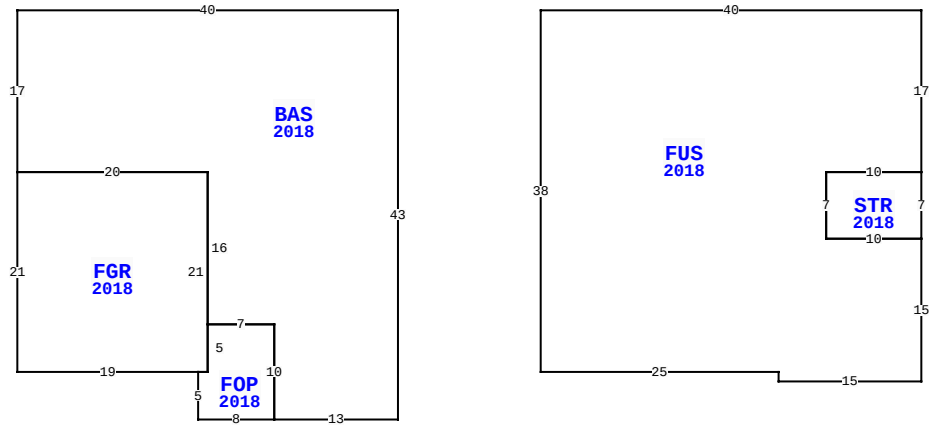
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,130	100	1,130	118,569
FGR	420	55	231	24,238
FOP	75	30	22	2,309
FUS	1,465	100	1,465	153,721
STR	70	10	7	734
TOTALS	3,160		2,855	299,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,855	112.7060	107.07	305,685	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2595 HX Base Yr 2019



97500 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,571
TOTAL MARKET OB/XF VALUE		4,007
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,578
SOH/AGL Deduction		119,350
ASSESSED VALUE		239,228
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,228
TOTAL JUST VALUE		358,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709488	CO ISSUED	0	03/29/2018
B1709488	NEW CONSTR	320,501	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/1706	3/29/2018	SW	Q	I	01	241,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DESUE BYRON & TAKAS						
2146/1394	9/19/2017	SW	Q	V	05	150,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S17 FGR=[YR=2018] S21 E19 FOP=[YR=2018] S5 E8 N10 W7 S5 W1 $ E1 N21 W20$ E20 S16 E7 S10 E13 N43$ PTR=E15 FUS=[YR=2018] E40 S17 STR=[YR=2018] S7 W10 N7 E10$ W10 S7 E10 S15 W15 N1 W25 N38$ W15 $.

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	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	2018	2018	3	97	3,591	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2018	2018	3	97	359	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2018	2018	3	97	57	

LAND DESCRIPTION

TOTAL OB/XF 4,007

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

REVIEW DATE 01/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS