LOT 458
IN OR 2172/576
HERON ISLES PHASE TWO C-3

OSBORNE ROBERT & LARISA A
97504 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0741-0458-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

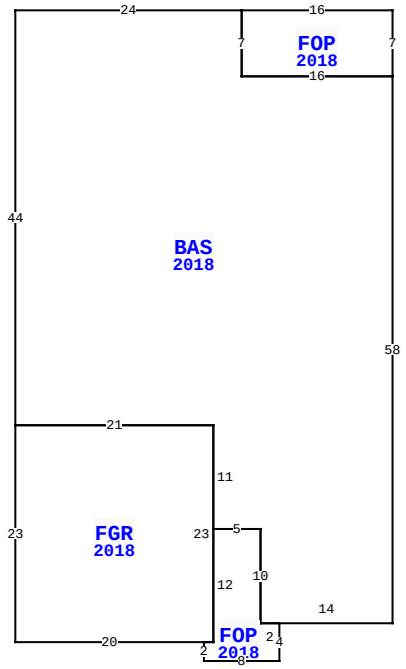
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	220,873
FGR	483	55	266	29,421
FOP	80	30	24	2,655
FOP	112	30	34	3,760
TOTALS	2,672		2,321	256,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,321	118.7956	112.86	261,948	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1997 HX Base Yr 2020



97504 ALBATROSS DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,709
TOTAL MARKET OB/XF VALUE		43,924
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		355,633
SOH/AGL Deduction		106,345
ASSESSED VALUE		249,288
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,288
TOTAL JUST VALUE		355,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802849	SWIM POOL	40,100	04/01/2018
C1708296	CO ISSUED	0	01/19/2018
B1708296	NEW CONSTR	253,832	09/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2172/0576	1/19/2018	SW	Q	I	01	248,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: OSBORNE ROBERT & LA						
2132/0395	7/07/2017	SW	Q	V	05	262,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W24 S44 FGR=[YR=2018] S23 E20 FOP=[YR=2018] S2 E8 N4 W2 N10 W5 S12 W1$ E1 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	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	2018	2018	3	97	2,926	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	97	189	
3	0861	POOL GUNIT	0	100	0	0	330.00	SF	85.00	85.00	100	2018	2018	3	87	24,404	
4	0855	CONC PAVER	0	100	0	0	770.00	SF	10.00	10.00	100	2018	2018	3	97	7,469	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640	
6	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2018	2018	3	94	3,790	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
8	0855	CONC PAVER	0	100	0	0	153.00	SF	10.00	10.00	100	2018	2018	3	97	1,484	
9	0462	ST/AL FNC	0	100	0	0	200.00	SF	10.00	10.00	100	2018	2018	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 43,924

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS