LOT 472
HERON ISLES PHASE TWO C-3
PBK 8/180

MEYERS SANDRINE & HOWARD GEORGE IV
97560 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0741-0472-0000

BUILDING CHARACTERISTICS

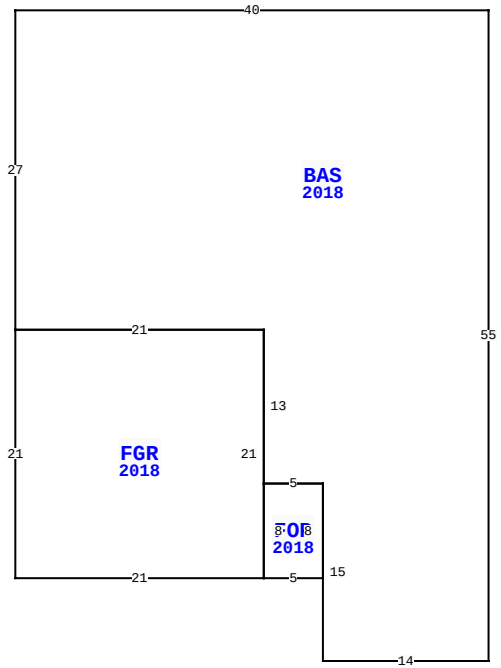
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,537	100	1,537	174,410
FGR	441	55	243	27,574
FOP	40	30	12	1,361
TOTALS	2,018		1,792	203,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	121.8800	115.79	207,496	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1537 HX Base Yr 2022



97560 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		203,346
TOTAL MARKET OB/XF VALUE		9,064
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		267,410
SOH/AGL Deduction		57,315
ASSESSED VALUE		210,095
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,095
TOTAL JUST VALUE		267,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801643	CO ISSUED	0	07/19/2018
B1801643	NEW CONSTR	218,868	02/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1198	3/28/2024	WD	Q	I	01	329,000
GRANTOR: GOAD KAREN D & TIMOTH						
GRANTEE: MEYERS SANDRINE & H						
2436/0519	2/10/2021	SW	Q	I	01	254,900
GRANTOR: SPH PROPERTY THREE LL						
GRANTEE: GOAD KAREN D & TIMO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S27 FGR=[YR=2018] S21 E21 FOP=[YR=2018] E5 N8 W5 S8$ N21 W21$ E21 S13 E5 S15 E14 N55$.

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	730.00	SF	5.20	5.20	100	2018	2018	3	97	3,682	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	97	170	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2018	2018	3	97	57	
4	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2018	2018	3	94	4,873	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 9,064

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 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS