LOT 473
HERON ISLES PHASE TWO C-3
PBK 8/180

HAMEL JEAN-FRANCOIS/SYLVAIN ANNIE
97564 ALBATROSS DRIVE
YULEE, FL 32097

2024

37-3N-28-0741-0473-0000

BUILDING CHARACTERISTICS

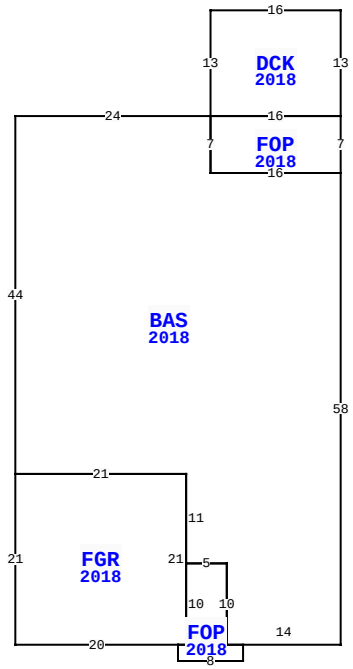
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	226,882
DCK	208	10	21	2,386
FGR	441	55	243	27,608
FOP	66	30	20	2,273
FOP	112	30	34	3,863
TOTALS	2,824		2,315	263,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	122.0296	115.93	268,378	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1997 HX Base Yr 2019



97564 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		263,010
TOTAL MARKET OB/XF VALUE		3,339
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		321,349
SOH/AGL Deduction		107,399
ASSESSED VALUE		213,950
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,950
TOTAL JUST VALUE		321,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800807	CO ISSUED	0	05/31/2018
B1800807	NEW CONSTR	256,640	01/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2716/1645	5/27/2024	WD	Q	I	01	420,000
GRANTOR: HOFFMAN BRUCE & JAN						
GRANTEE: HAMEL JEAN-FRANCOIS						
2201/1766	5/30/2018	SW	Q	I	01	263,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HOFFMAN BRUCE & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2018] W16 S13 BAS=[YR=2018] W24 S44 FGR=[YR=2018] S21 E20 FOP=[YR=2018] S2 E8 N2 W2 N10 W5 S10 W1$ E1 N21 W21$ E21 S11 E5 S10 E14 N58 FOP=[YR=2018] N7 W16 S7 E16$ W16 N7$ E16 N13$.

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	632.00	SF	5.20	5.20	100	2018	2018	3	97	3,188	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	97	151	

LAND DESCRIPTION

TOTAL OB/XF 3,339

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