LOT 477
HERON ISLES PHASE TWO C-1
PBK 8/77

MURPHY BOBBIE J L/E/
97582 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0741-0477-0000

BUILDING CHARACTERISTICS

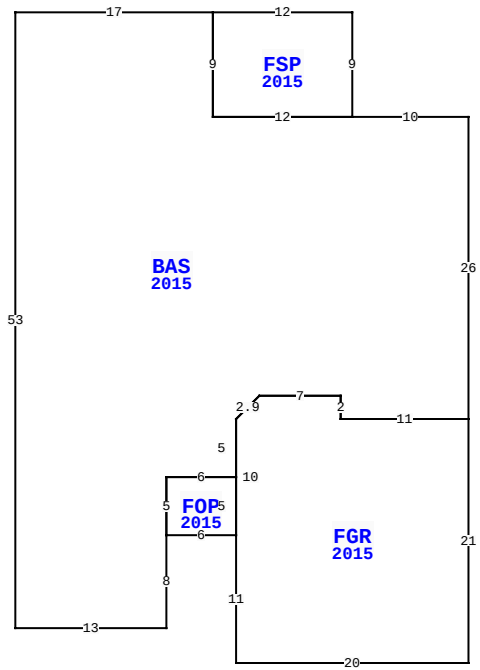
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,415	100	1,415	163,953
FGR	436	55	240	27,808
FOP	30	30	9	1,043
FSP	108	40	43	4,982
TOTALS	1,989		1,707	197,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,707	126.3900	120.07	204,959	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1415 HX Base Yr 2022



97582 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		197,785
TOTAL MARKET OB/XF VALUE		3,004
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		255,789
SOH/AGL Deduction		31,546
ASSESSED VALUE		224,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,243
TOTAL JUST VALUE		255,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529929	CO ISSUED	0	05/21/2015
B1529929	NEW CONSTR	180,653	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0551	7/26/2022	LE	U	I	11	100
GRANTOR: MURPHY BOBBIE J						
GRANTEE: CASIAS SHANNON K &						
2462/1813	5/17/2021	WD	Q	I	01	273,000
GRANTOR: SNYDER LINDSAY N & MA						
GRANTEE: MURPHY BOBBIE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 FSP=[YR=2015] N9 W12 S9 E12 $ W12 N9 W17 S53 E13 N8 FOP=[YR=2015] E6 FGR=[YR=2015] S11 E20 N21 W11 N2 W7 D2 L2 S10 $ N5 W6 S5 $ N5 E6 N5 R2 U2 E7 S2 E11 N26 $.

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	608.00	SF	5.20	5.20	100	2015	2015	3	95	3,004	

LAND DESCRIPTION

TOTAL OB/XF 3,004

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	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 07/16/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS