

LOT 572
IN OR 2206/1947
HERON ISLES PHASE TWO C-3

CROGHAN BRIAN & SYDNEE
97569 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0741-0572-0000



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	13	LVT/LAMNT 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
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NEIGHBORHOOD/LOC	4038.00
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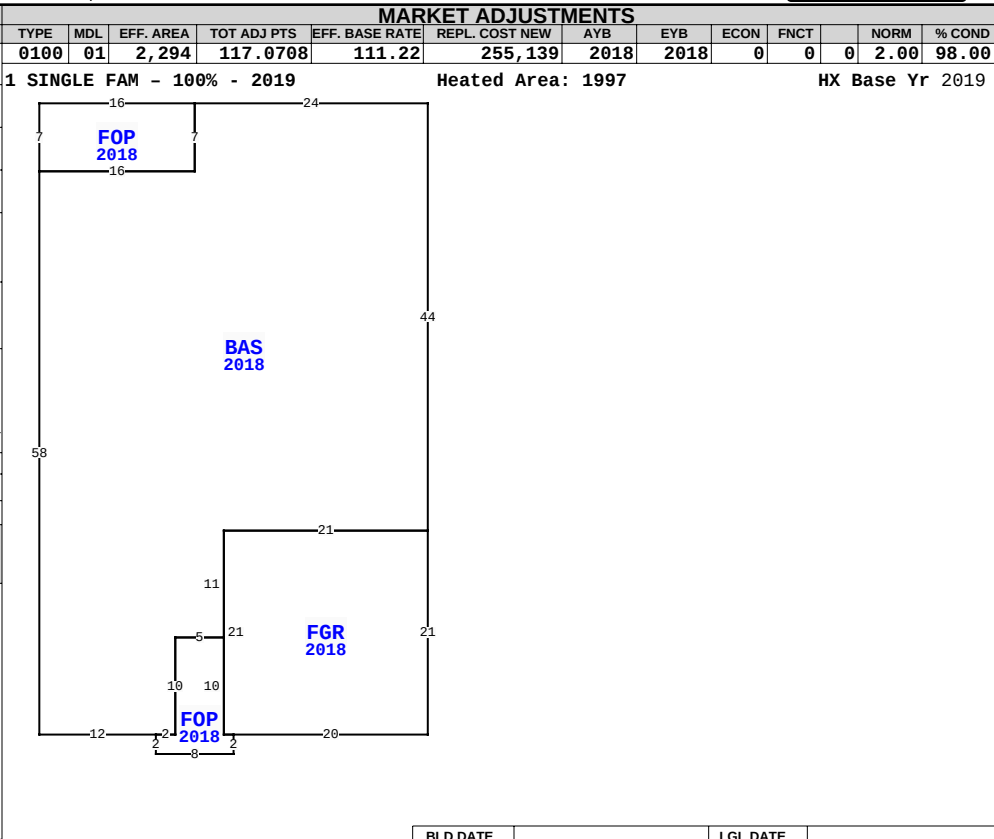
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	1,997	217,664
FGR	441	55	243	26,485
FOP	66	30	20	2,180
FOP	112	30	34	3,705
TOTALS	2,616		2,294	250,036

EXTRA FEATURES	
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L N	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	609.00	SF	5.20	5.20	100	2019	2019	3	98	3,103	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	97	151	
3	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2018	2018	3	94	1,985	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



97569 ALBATROSS DR, YULEE

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

TOTAL OB/XF	5,521
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REVIEW DATE	01/30/2019	BY	DJ	Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		250,036	
TOTAL MARKET OB/XF VALUE		5,521	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		310,557	
SOH/AGL Deduction		103,961	
ASSESSED VALUE		206,596	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		156,596	
TOTAL JUST VALUE		310,557	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801893	CO ISSUED	0	06/20/2018
B1801893	NEW CONSTR	256,640	02/22/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2206/1947	6/27/2018	SW	Q	I	01	224,300			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: CROGHAN BRIAN & SYD									
2179/0714	2/20/2018	SW	Q	V	05	562,500			
GRANTOR: HERON ISLES JOINT VEN									
GRANTEE: KB HOME JACKSONVILL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W24 FOP=[YR=2018] W16 S7 E16 N7\$ S7 W16 S58 E12 FOP=[YR=2018] S2 E8 N2 FGR=[YR=2018] E20 N21 W21 S21 E1\$ W1 N10 W5 S10 W2\$ E2 N10 E5 N11 E21 N44\$.									