LOT 575
IN OR 2216/767
HERON ISLES PHASE TWO C-3

KEY LINDSAY D & JAMIE L
97557 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0741-0575-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

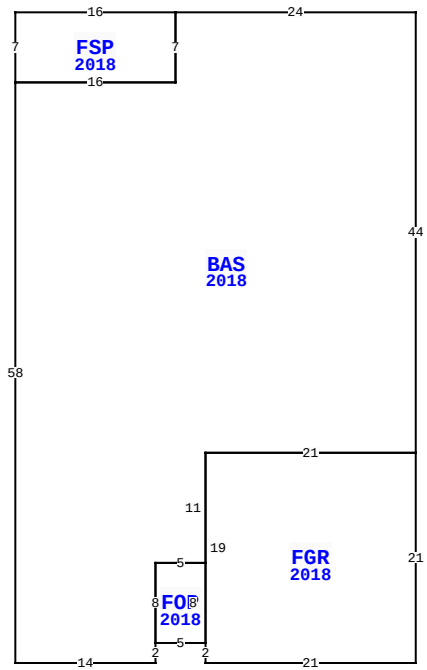
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	219,660
FGR	441	55	243	26,729
FOP	40	30	12	1,320
FSP	112	40	45	4,950
TOTALS	2,590		2,297	252,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,297	118.1488	112.24	257,815	2018	2018	0	0	0	2.00	98.00

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



97557 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		252,659
TOTAL MARKET OB/XF VALUE		7,030
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		314,689
SOH/AGL Deduction		105,095
ASSESSED VALUE		209,594
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,594
TOTAL JUST VALUE		314,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803036	CO ISSUED	0	07/30/2018
B1803036	NEW CONSTR	261,656	03/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0767	7/31/2018	SW	Q	I	01	238,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KEY LINDSAY D & JAM						
2179/0714	2/20/2018	SW	Q	V	05	562,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FSP=[YR=2018] W16 S7 E16 N7$ S7 W16 S58 E14 N2 FOP=[YR=2018] E5 FGR=[YR=2018] S2 E21 N21 W21 S19$ N8 W5 S8$ N8 E5 N11 E21 N44$.

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	596.00	SF	5.20	5.20	100	2018	2018	3	97	3,006	
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	110.00	LF	32.00	32.00	100	2018	2018	3	94	3,309	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 7,030

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