

LOT 580
IN OR 2192/893
HERON ISLES PHASE TWO C-3

EMANUELSON WENDY & ERNEST
97519 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0741-0580-0000



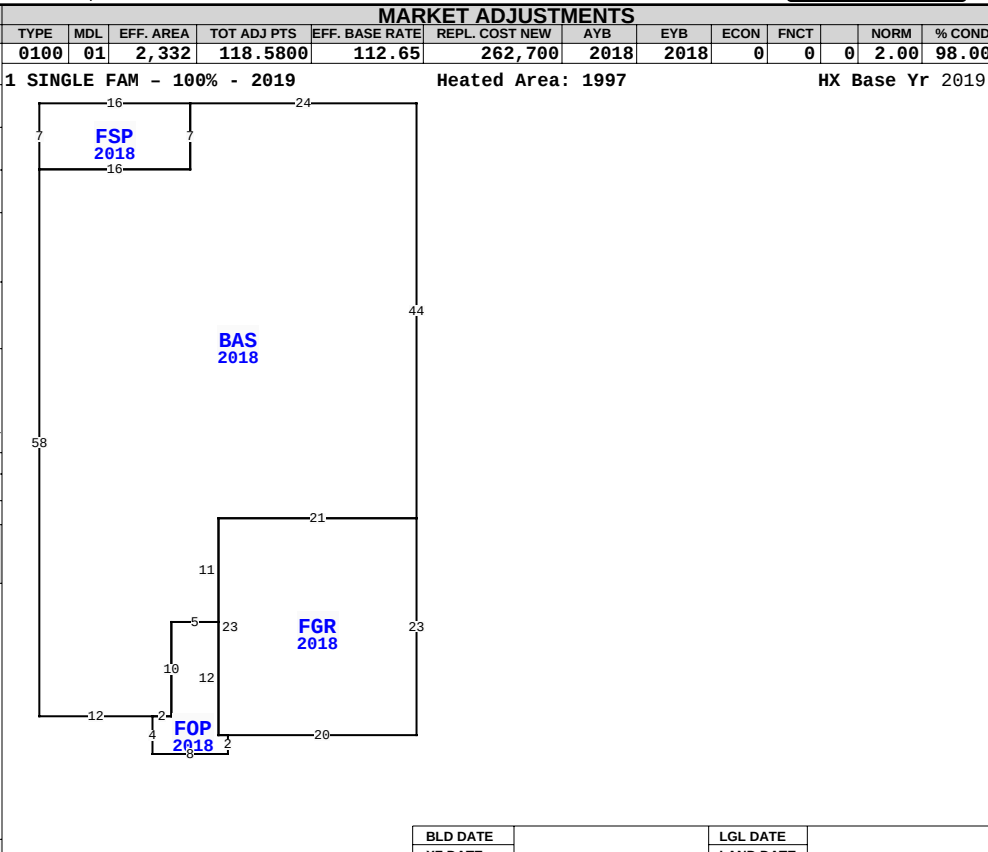
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	220,463
FGR	483	55	266	29,366
FOP	80	30	24	2,650
FSP	112	40	45	4,968
TOTALS	2,672		2,332	257,446

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	644.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



97519 ALBATROSS DR, YULEE

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

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	644.00	SF	5.20	5.20	100	2018	2018	3	97	3,248	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	97	189	
3	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	100	2018	2018	3	94	3,429	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

TOTAL OB/XF													7,148	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,446	
TOTAL MARKET OB/XF VALUE		7,148	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		319,594	
SOH/AGL Deduction		106,871	
ASSESSED VALUE		212,723	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		162,723	
TOTAL JUST VALUE		319,594	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		326,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800242	CO ISSUED	0	04/25/2018
B1800242	NEW CONSTR	258,913	01/10/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/0893	4/24/2018	SW	Q	I	02	244,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: EMANUELSON WENDY &						
2164/0368	12/13/2017	SW	Q	V	05	300,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W24 FSP=[YR=2018] W16 S7 E16 N7\$ S7 W16 S58 E12 FOP=[YR=2018] S4 E8 N2 FGR=[YR=2018] E20 N23 W21 S23 E1\$ W1 N12 W5 S10 W2\$ E2 N10 E5 N11 E21 N44\$.									