LOT 583
IN OR 2163/1425
HERON ISLES PHASE TWO C-3

ROBERTS NSOMBI J
97499 ALBATROSS DRIVE
YULEE, FL 32097

2024

37-3N-28-0741-0583-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

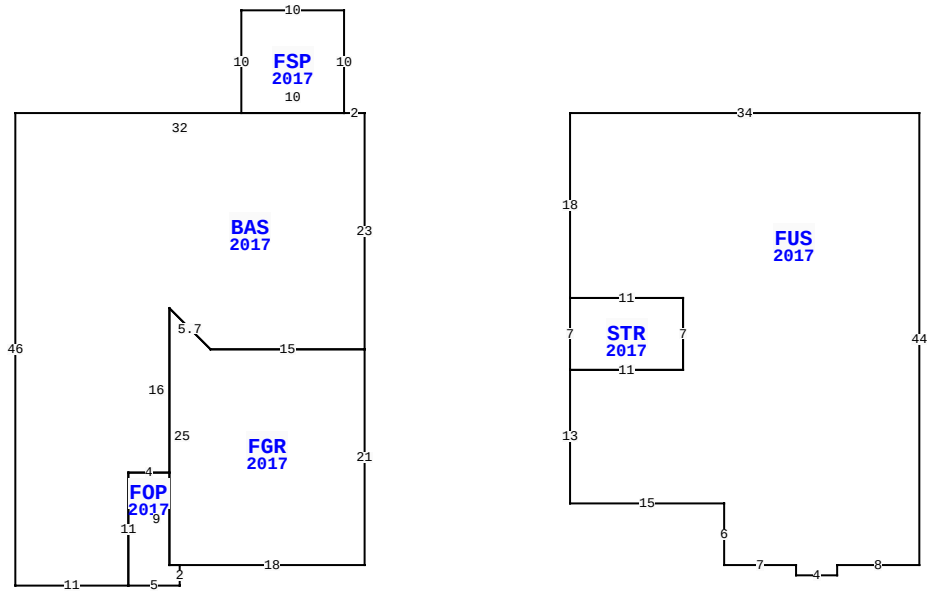
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	1,075	121,446
FGR	407	55	224	25,306
FOP	46	30	14	1,581
FSP	100	40	40	4,519
FUS	1,333	100	1,333	150,594
STR	77	10	8	904
TOTALS	3,038		2,694	304,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,694	121.9680	115.87	312,154	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2408 HX Base Yr



97499 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	304,350
TOTAL MARKET OB/XF VALUE	3,149
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	362,499
SOH/AGL Deduction	42,511
ASSESSED VALUE	319,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,988
TOTAL JUST VALUE	362,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706609	CO ISSUED	0	12/01/2017
B1706609	NEW CONSTR	294,345	07/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2163/1425	11/30/2017	SW	Q	I	01	250,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ROBERTS NSOMBI J						
2126/0611	5/26/2017	SW	Q	V	05	150,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=20,0] E34 S44 W8 S1 W4 N1 W7 N6 W15 N13 E11 N7 W11 N18 $
BAS=[YR=2017;ORIG=0,0] W2 W32 S46 E11 N11 E4 N16 D4R4 E15 N23 $
FGR=[YR=2017;ORIG=-18,44] E18 N21 W15 U4L4 S25 E1 $
FSP=[YR=2017;ORIG=-2,0] N10 W10 S10 E10 $
STR=[YR=2017;ORIG=20,25] N7 E11 S7 W11 $
FOP=[YR=2017;ORIG=-23,46] E5 N2 W1 N9 W4 S11 $
PTR=[ORIG=0,0] E20 W20 $
.

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	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2017	2017	3	97	113	
2	0811	CONCRETE B	0	0	0	0	602.00	SF	5.20	5.20	100	2017	2017	3	97	3,036	

LAND DESCRIPTION

TOTAL OB/XF 3,149

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS