LOT 592
IN OR 2199/1850
HERON ISLES PHASE TWO C-3

CASEY BRENNA K
97553 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0741-0592-0000

BUILDING CHARACTERISTICS

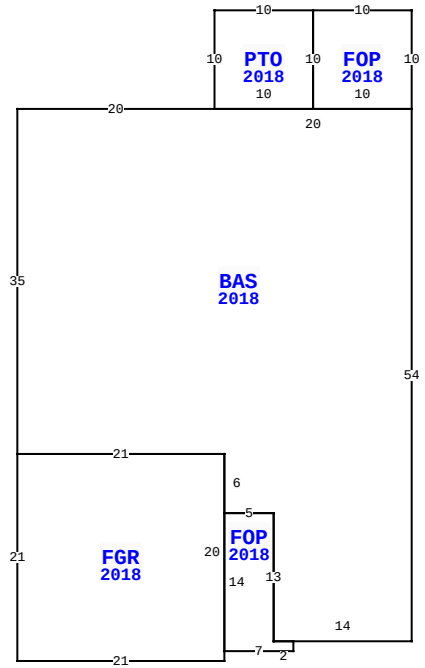
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,696	100	1,696	188,596
FGR	441	55	243	27,022
FOP	72	30	22	2,446
FOP	100	30	30	3,336
PTO	100	5	5	556
TOTALS	2,409		1,996	221,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,996	119.4424	113.47	226,486	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1696 HX Base Yr



97220 OWL ROOST CT, 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	221,956
TOTAL MARKET OB/XF VALUE	4,017
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	280,973
SOH/AGL Deduction	0
ASSESSED VALUE	280,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,973
TOTAL JUST VALUE	280,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801081	CO ISSUED	0	05/31/2018
B1801081	NEW CONSTR	224,120	01/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2199/1850	5/29/2018	SW	Q	I	01	222,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CASEY BRENNA K						
2170/0500	1/12/2018	SW	Q	V	05	337,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W10 PTO=[YR=2018] W10 S10 BAS=[YR=2018] W20 S35 FGR=[YR=2018] S21 E21 N1 FOP=[YR=2018] E7 N1 W2 N13 W5 S14$ N20 W21$ E21 S6 E5 S13 E14 N54 W20$ E10 N10$ S10 E10 N10$.

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	0	0	0	740.00	SF	5.20	5.20	100	2018	2018	3	97	3,733	
2	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	

LAND DESCRIPTION

TOTAL OB/XF 4,017

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 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