LOT 486
HERON ISLES PHASE TWO C-2
PBK 8/132

ROSILES JAIME R
97654 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0743-0486-0000

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/LAMNT 100
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

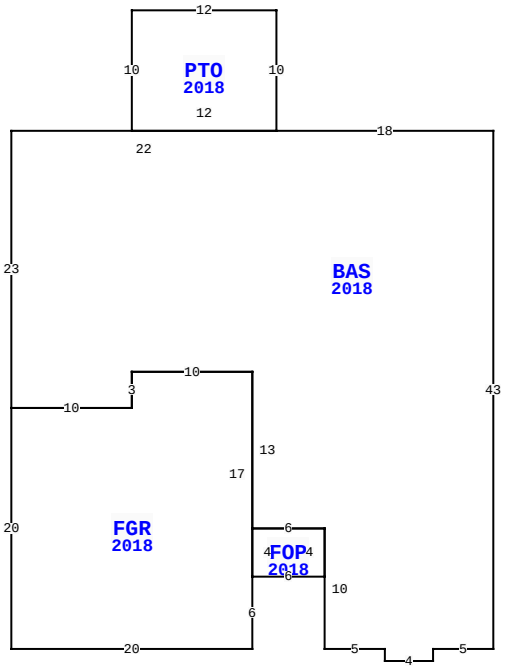
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100	1,234	146,944
FGR	430	55	236	28,102
FOP	24	30	7	834
PTO	120	5	6	714
TOTALS	1,808		1,483	176,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,483	127.9080	121.51	180,199	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1234 HX Base Yr 2020



97654 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		176,595
TOTAL MARKET OB/XF VALUE		4,010
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		235,605
SOH/AGL Deduction		68,411
ASSESSED VALUE		167,194
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,194
TOTAL JUST VALUE		235,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804652	CO ISSUED	0	12/27/2018
B1804652	NEW CONSTR	163,534	05/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/0989	8/15/2019	WD	Q	I	02	195,000
GRANTOR: MAGER ROBERT R & WEND						
GRANTEE: ROSILES JAIME R						
2247/0087	1/02/2019	WD	Q	I	01	147,800
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: MAGER ROBERT R & WE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 PTO=[YR=2018] N10 W12 S10 E12$ W22 S23
FGR=[YR=2018] S20 E20 N6 FOP=[YR=2018] E6 N4 W6 S4$ N17 W10
S3 W10$ E10 N3 E10 S13 E6 S10 E5 S1 E4 N1 E5 N43$.

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	100	15	3	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	
2	0810	CONCRETE A	0	100	0	0	591.00	SF	6.50	6.50	100	2018	2018	3	97	3,726	

LAND DESCRIPTION

TOTAL OB/XF 4,010

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 01/29/2019 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS