LOT 490
IN OR 2123/1315
HERON ISLES PHASE TWO C-2

TAYLOR DENMARS L SR & RITHADANANN A
97678 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0743-0490-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

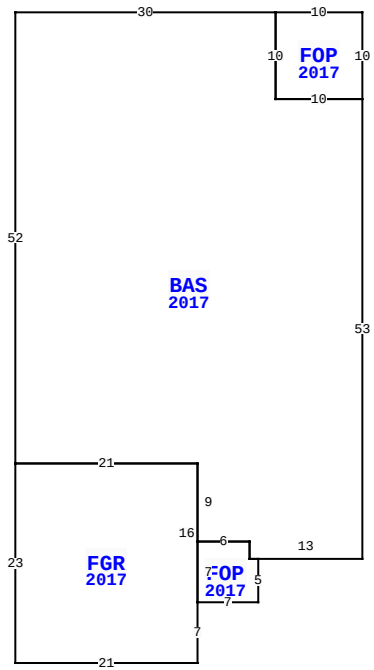
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,177	100	2,177	234,925
FGR	483	55	266	28,705
FOP	47	30	14	1,511
FOP	100	30	30	3,238
TOTALS	2,807		2,487	268,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,487	116.6880	110.85	275,684	2017	2017	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2019 Heated Area: 2177 HX Base Yr 2019



97678 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		268,378
TOTAL MARKET OB/XF VALUE		3,771
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		327,149
SOH/AGL Deduction		102,416
ASSESSED VALUE		224,733
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,733
TOTAL JUST VALUE		327,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1633441	CO ISSUED	0	05/23/2017
B1633441	NEW CONSTR	271,253	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2123/1315	5/30/2017	WD	Q	I	01	214,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: TAYLOR DENMARS L SR						
2074/1575	9/28/2016	WD	Q	V	01	32,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W10 BAS=[YR=2017] W30 S52 FGR=[YR=2017] S23 E21 N7 FOP=[YR=2017] E7 N5 W1 N2 W6 S7$ N16 W21$ E21 S9 E6 S2 E13 N53 W10 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	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2017	2017	3	97	303	
2	0810	CONCRETE A	0	100	0	0	550.00	SF	6.50	6.50	100	2017	2017	3	97	3,468	

LAND DESCRIPTION

TOTAL OB/XF 3,771

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 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