

ADAMS LYNN
97732 ALBATROSS DR
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY			
Exterior Wall		05		AVERAGE 70		0100		01		1,978		118.0410		112.14		221,813		2018		2018		0		0		2.15		97.85		VALUATION BY		STANDARD	
Roof Structure		03		GABLE/HIP 100		16		WD FR STUC 30		1		SINGLE FAM - 100% - 2024				Heated Area: 1687						HX		Base Yr 2024				Tax Group: 4		Tax Dist:			
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE		217,044			
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE		3,808			
Interior Floor		14		CARPET 80																								TOTAL LAND VALUE - MARKET		55,000			
Interior Floor		11		CLAY TILE 20																								TOTAL MARKET VALUE		275,852			
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction		67,611			
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE		208,241			
Bedrooms				3 100																								TOTAL EXEMPTION VALUE		HX HB 50,000			
Bathrooms				2 100																								BASE TAXABLE VALUE		158,241			
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE		275,852			
Stories		1.		1. 100																								NCON VALUE		0			
Units				0 100																								INCOME VALUE					
Occupancy		00		NONE 100																								PREVIOUS YEAR MKT VALUE		281,962			
Quality		05		Quality Level 05																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC		4038.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		1,687		100		1,687		185,113																									
FGR		499		55		274		30,065																									
FOP		36		30		11		1,207																									
PTO		120		5		6		659																									
TOTALS		2,342				1,978		217,044																									
EXTRA FEATURES																																	
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		0810		CONCRETE A		0 100		15 3		45.00		SF 6.50																					