LOT 500
IN OR 2155/702
HERON ISLES PHASE TWO C-2

LAU KWOK WAH
97738 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0743-0500-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

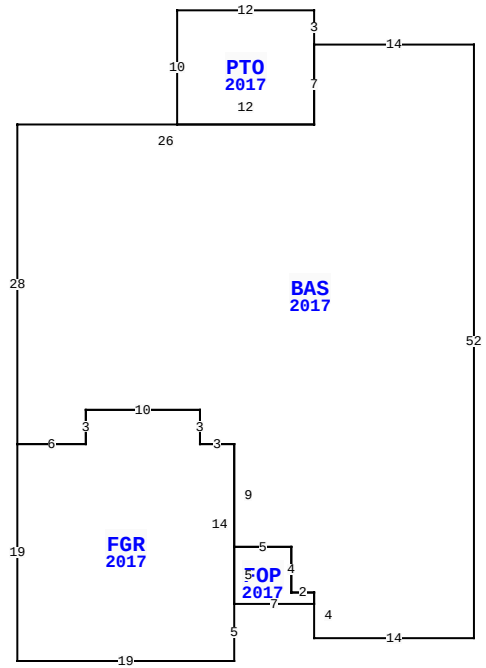
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,497	100	1,497	173,757
FGR	391	55	215	24,955
FOP	27	30	8	929
PTO	120	5	6	696
TOTALS	2,035		1,726	200,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	125.5100	119.23	205,791	2017	2017	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2018 Heated Area: 1497 HX Base Yr 2018



97738 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		200,338
TOTAL MARKET OB/XF VALUE		3,211
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		258,549
SOH/AGL Deduction		91,478
ASSESSED VALUE		167,071
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,071
TOTAL JUST VALUE		258,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703725	CO ISSUED	0	10/24/2017
B1703725	NEW CONSTR	189,854	04/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/0702	10/27/2017	WD	Q	I	01	175,300
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: LAU KWOK WAH						
2105/1808	2/21/2017	WD	Q	V	01	34,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N3 W12 S10 E12 N7$ S7 W26 S28 FGR=[YR=2017] S19 E19 N5 FOP=[YR=2017] E7 N1 W2 N4 W5 S5$ N14 W3 N3 W10 S3 W6$ E6 N3 E10 S3 E3 S9 E5 S4 E2 S4 E14 N52$.

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	14	3	42.00	SF	6.50	6.50	100	2017	2017	3	97	265	
2	0811	CONCRETE B	0	100	0	0	584.00	SF	5.20	5.20	100	2017	2017	3	97	2,946	

LAND DESCRIPTION

TOTAL OB/XF 3,211

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