LOT 503
HERON ISLES PHASE TWO C-2
PBK 8/132

KEBERT SCOTT
97756 ALBATROSS DRIVE
YULEE, FL 32097

2024

37-3N-28-0743-0503-0000

BUILDING CHARACTERISTICS

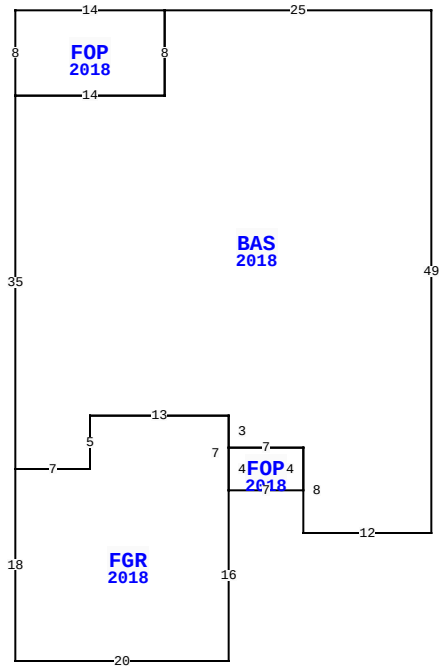
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,558	100	1,558	178,428
FGR	425	55	234	26,798
FOP	28	30	8	916
FOP	112	30	34	3,893
TOTALS	2,123		1,834	210,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	123.2000	117.04	214,651	2018	2018	0	0	0	2.15	97.85

1 SINGLE FAM – 100% - 2024 Heated Area: 1558 HX Base Yr 2024



97756 ALBATROSS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,036
TOTAL MARKET OB/XF VALUE		3,978
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		269,014
SOH/AGL Deduction		0
ASSESSED VALUE		269,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,014
TOTAL JUST VALUE		269,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E202215	SOLAR PANELS	9,814	04/01/2020
C1707425	CO ISSUED	0	06/29/2018
B1707425	NEW CONSTR	201,285	08/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/1208	1/04/2024	SW	U	I	11	100
GRANTOR: KEBERT SCOTT & TERESA						
GRANTEE: KEBERT SCOTT						
2207/1232	6/29/2018	WD	Q	I	02	176,400
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: KEBERT SCOTT & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] W14 S8 E14 N8$ S8 W14 S35
FGR=[YR=2018] S18 E20 N16 FOP=[YR=2018] E7 N4 W7 S4$ N7 W13
S5 W7$ E7 N5 E13 S3 E7 S8 E12 N49$.

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	24	3	72.00	SF	6.50	6.50	100	2018	2018	3	97	454	
2	0810	CONCRETE A	0	100	0	0	559.00	SF	6.50	6.50	100	2018	2018	3	97	3,524	

LAND DESCRIPTION

TOTAL OB/XF 3,978

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