

LOT 506
IN OR 2167/204
HERON ISLES PHASE TWO C-2

YOH SAMUEL D
97771 ALBATROSS DRIVE
YULEE, FL 32097

2024

37-3N-28-0743-0506-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	1,839	100	1,839	206,077
FGR	420	55	231	25,885
FOP	25	30	8	897
FSP	120	40	48	5,379
TOTALS	2,404		2,126	238,239

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,126	121.1672	115.11	244,724	2017	2017	0	0	2.65	97.35
1 SINGLE FAM - 100% - 2018											
Heated Area: 1839											
HX Base Yr 2018											

97771 ALBATROSS DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	238,239		
TOTAL MARKET OB/XF VALUE	6,819		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	300,058		
SOH/AGL Deduction	106,060		
ASSESSED VALUE	193,998		
TOTAL EXEMPTION VALUE	HX HB VX WR 60,000		
BASE TAXABLE VALUE	133,998		
TOTAL JUST VALUE	300,058		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	306,780		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705336	CO ISSUED	0	12/21/2017
B1705336	NEW CONSTR	232,464	06/14/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2167/0204	12/22/2017	WD	Q	I	01
GRANTOR: ADVANTAGE HOME BUILDE					
GRANTEE: YOH SAMUEL D & MARY					
2115/0474	4/20/2017	WD	Q	V	01
GRANTOR: HERON ISLES JOINT VEN					
GRANTEE: ADVANTAGE HOME BUIL					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2017] W26 FSP=[YR=2017] N10 W12 S10 E12\$ W14 S48 E12 FOP=[YR=2017] S1 E7 FGR=[YR=2017] S16 E21 N20 W21 S4\$ N4 W6 S3 W1\$ E1 N3 E27 N45 \$.											