

**COLLINS THELMIRA**  
97765 ALBATROSS DR  
YULEE, FL 32097

**37-3N-28-0743-0507-0000**

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    | 14               | CARPET 70        |              |                      |
| Interior Floor   | 11               | CLAY TILE 30     |              |                      |
| 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              | 1,545            | 100              | 1,545        | 179,947              |
| FGR              | 438              | 55               | 241          | 28,069               |
| FOP              | 64               | 30               | 19           | 2,213                |
| FOP              | 112              | 30               | 34           | 3,960                |
| TOTALS           | 2,159            |                  | 1,839        | 214,190              |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100 | 01  | 1,839     | 125.2900    | 119.03         | 218,896        | 2018 | 2018 | 0    | 0    | 2.15 | 97.85  |

1 SINGLE FAM - 100% - 2019  
Heated Area: 1545  
HX Base Yr 2019

BLD DATE  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

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   | 20 | 3 | 60.00  | SF | 6.50  | 6.50           | 100       | 2018    | 2018        | 3 | 97     | 378             |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 458.00 | SF | 6.50  | 6.50           | 100       | 2018    | 2018        | 3 | 97     | 2,888           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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     |                             |      |         |      |     |    |        |

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| VALUATION BY              | STANDARD        |
|---------------------------|-----------------|
| Tax Group: 4              | Tax Dist:       |
| BUILDING MARKET VALUE     | 214,190         |
| TOTAL MARKET OB/XF VALUE  | 3,266           |
| TOTAL LAND VALUE - MARKET | 55,000          |
| TOTAL MARKET VALUE        | 272,456         |
| SOH/AGL Deduction         | 79,980          |
| ASSESSED VALUE            | 192,476         |
| TOTAL EXEMPTION VALUE     | HX HB DX 55,000 |
| BASE TAXABLE VALUE        | 137,476         |
| TOTAL JUST VALUE          | 272,456         |
| NCON VALUE                | 0               |
| INCOME VALUE              |                 |
| PREVIOUS YEAR MKT VALUE   | 278,466         |

PERMIT NUM DESCRIPTION AMT ISSUED

C1703657 C0 ISSUED 0 01/08/2018

B1703657 NEW CONSTR 199,997 04/25/2017

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2172/1757         | 1/25/2018 | WD Q      | I   | 01  |        | 173,400    |

GRANTOR: ESB INVESTMENTS LLC

GRANTEE: COLLINS THELMIRA

2072/0082 9/14/2016 WD Q V 05 65,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: ESB INVESTMENTS LLC

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W14 BAS=[YR=2018] W25 S49 E11 FOP=[YR=2018]  
S1 E8 FGR=[YR=2018] S11 E20 N18 W7 N6 W13 S13\$ N9 W7 S8 W1\$  
E1 N8 E7 N4 E13 S6 E7 N35 W14 N8\$ S8 E14 N8\$ .

REVIEW DATE 03/14/2024 BY KBA

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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