LOT 515
HERON ISLES PHASE TWO C-2
PBK 8/132

ROSS APRIL E
97717 ALBATROSS DR
YULEE, FL 32097

2024

37-3N-28-0743-0515-0000

BUILDING CHARACTERISTICS

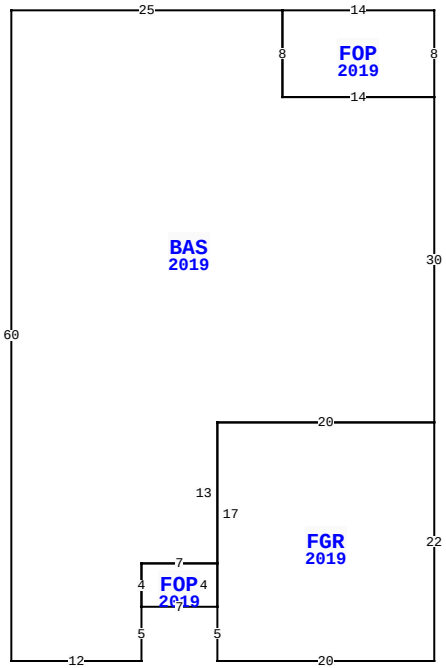
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,725	100	1,725	191,406
FGR	440	55	242	26,852
FOP	28	30	8	887
FOP	112	30	34	3,773
TOTALS	2,305		2,009	222,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,009	118.5800	112.65	226,314	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1725 HX Base Yr 2024



97717 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,919
TOTAL MARKET OB/XF VALUE		3,263
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		281,182
SOH/AGL Deduction		0
ASSESSED VALUE		281,182
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,182
TOTAL JUST VALUE		281,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905497	CO ISSUED	0	01/23/2020
B1905497	NEW CONSTR	236,535	05/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2630/0533	4/03/2023	WD	Q	I	01	325,000
GRANTOR: POORE BAYLEE L & JACO						
GRANTEE: ROSS APRIL E						
2346/1349	3/12/2020	WD	Q	I	01	242,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: POORE BAYLEE L & JA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W14 BAS=[YR=2019] W25 S60 E12 N5
FOP=[YR=2019] E7 FGR=[YR=2019] S5 E20 N22 W20 S17$ N4 W7 S4$ N4 E7 N13 E20 N30 W14 N8$ S8 E14 N8$.

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	15	3	45.00	SF	6.50	6.50	100	2019	2019	3	98	287	
2	0811	CONCRETE B	0	100	0	0	584.00	SF	5.20	5.20	100	2019	2019	3	98	2,976	

LAND DESCRIPTION

TOTAL OB/XF 3,263

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	000134	C	SFR POND	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 12/15/2019 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS