

LOT 572
IN OR 2206/1947
HERON ISLES PHASE TWO C-3

CROGHAN BRIAN & SYDNEE
97569 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0741-0572-0000



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	14	CARPET 70
Interior Floo	13	LVT/LAMNT 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

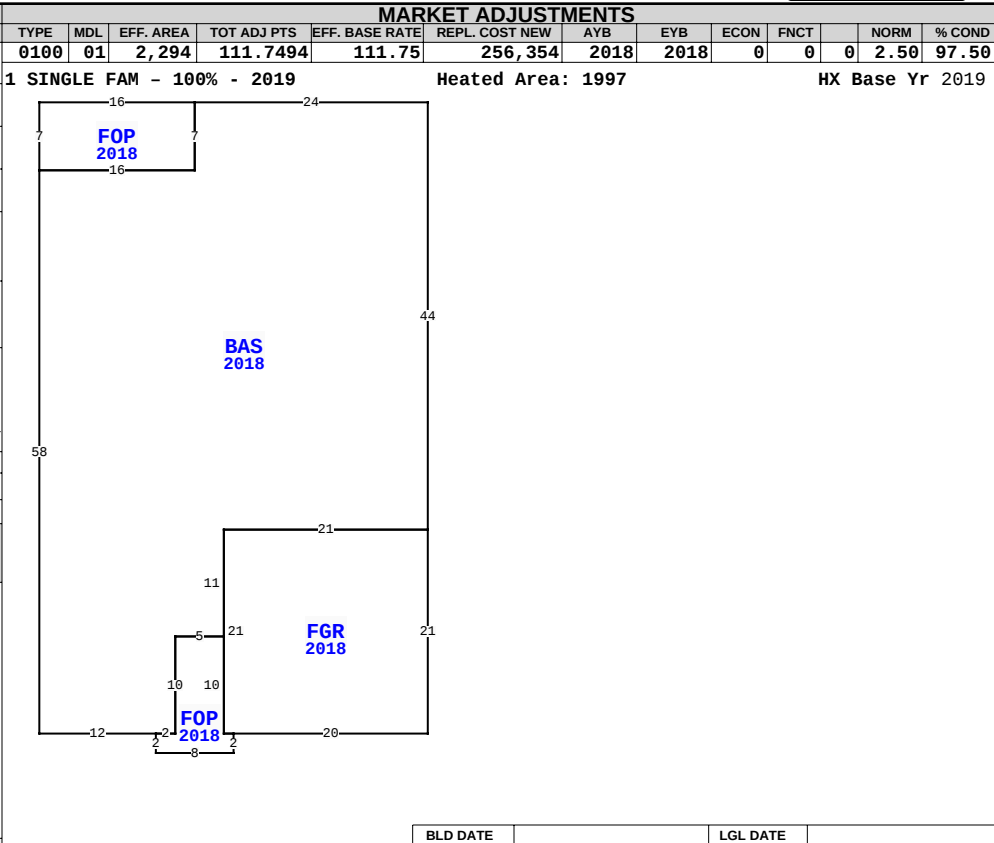
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2018	1,997	217,586
FGR	441	55	2018	243	26,476
FOP	66	30	2018	20	2,179
FOP	112	30	2018	34	3,705
TOTALS	2,616			2,294	249,945

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	609.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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

REVIEW DATE 01/30/2019 BY DJ



97569 ALBATROSS DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/13/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
5,442									

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					249,945				
TOTAL MARKET OB/XF VALUE					5,442				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					320,387				
SOH/AGL Deduction					107,800				
ASSESSED VALUE					212,587				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					161,865				
TOTAL JUST VALUE					320,387				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					310,557				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801893	CO ISSUED	0	06/20/2018
B1801893	NEW CONSTR	256,640	02/22/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2206/1947	6/27/2018	SW	Q	I	01	224,300	
GRANTOR:KB HOME JACKSONVILLE							
GRANTEE:CROGHAN BRIAN & SYD							
2179/0714	2/20/2018	SW	Q	V	05	562,500	
GRANTOR:HERON ISLES JOINT VEN							
GRANTEE:KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W24 FOP=[YR=2018] W16 S7 E16 N7\$ S7 W16 S58 E12 FOP=[YR=2018] S2 E8 N2 FGR=[YR=2018] E20 N21 W21 S21 E1\$ W1 N10 W5 S10 W2\$ E2 N10 E5 N11 E21 N44\$.									

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