

ROBERTS NSOMBI J
97499 ALBATROSS DRIVE
YULEE, FL 32097

37-3N-28-0741-0583-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

10

03

ABOVE AVG 100
GABLE/HIP 100

03

05

COMP SHNGL 100
DRYWALL 100

11

14

CLAY TILE 50
CARPET 50

03

04

CENTRAL 100
AIR DUCTED 100

4

3

100
100

02

WOOD FRAME 100

2.

00

2. 100
0 100

00

NONE 100

04

Quality Level 04

0100

SINGLE FAMILY

MKT AREA

04

4038.00

1,075

100

2017

1,075

121,397

407

55

2017

224

25,296

46

30

2017

14

1,581

100

40

2017

40

4,517

1,333

100

2017

1,333

150,532

77

10

2017

8

903

TOTALS

3,038

2,694

304,226

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

0

6

3

18.00

SF

6.50

6.50

100

2017

2017

3

96

112

2

0811

CONCRETE B

0

0

0

0

602.00

SF

5.20

5.20

100

2017

2017

3

96

3,005

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

RES

0

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

65,000.00

65,000.00

65,000

REVIEW DATE

03/14/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDPAGE 1 of 14

0100

01

2,694

116.4240

116.42

313,635

2017

2017

0

0

0

3.00

97.00

1 SINGLE FAM - 0% - 0

Heated Area: 2408

HX Base Yr

FSP

2017

BAS

2017

FGR

2017

FOP

2017

STR

2017

FUS

2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/13/2025

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2163/1425

11/30/2017

SW

Q

I

01

250,000

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: ROBERTS NSOMBI J

2126/0611

5/26/2017

SW

Q

V

05

150,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=20,0] E34 S44 W8 S1 W4 N1 W7 N6 W15 N13 E11 N7 W11 N18 \$
BAS=[YR=2017;ORIG=0,0] W2 W32 S46 E11 N11 E4 N16 D4R4 E15 N23 \$
FGR=[YR=2017;ORIG=-18,44] E18 N21 W15 U4L4 S25 E1 \$
FSP=[YR=2017;ORIG=-2,0] N10 W10 S10 E10 \$
STR=[YR=2017;ORIG=20,25] N7 E11 S7 W11 \$
FOP=[YR=2017;ORIG=-23,46] E5 N2 W1 N9 W4 S11 \$
PTR=[ORIG=0,0] E20 W20 \$
.