

CASEY BRENN A K
97553 ALBATROSS DR
YULEE, FL 32097

37-3N-28-0741-0592-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 100		0100	01		1,996	114.0132	114.01	227,564	2018	2018		0	0	2.50	97.50	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2024															Heated Area: 1696					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		14	CARPET 60																																				
Interior Floo		13	LVT/LAMNT 40																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			4 100																																				
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	1,696	100	2018	1,696	188,527																																		
FGR	441	55	2018	243	27,011																																		
FOP	72	30	2018	22	2,445																																		
FOP	100	30	2018	30	3,335																																		
PTO	100	5	2018	5	556																																		
TOTALS		2,409			1,996	221,875																																	
EXTRA FEATURES						97220 OWL ROOST CT, YULEE										BLD DATE				LGL DATE		05/13/2025		MLU															
						XF DATE				LAND DATE																													
						INC DATE				AG DATE																													
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	0811	CONCRETE B	0	0	0	740.00	SF	5.20	5.20	100	2018	2018	3	97	3,733																								
2	0810	CONCRETE A	0	0	0	45.00	SF	6.50	6.50	100	2018	2018	3	97	284																								