LOT 583
IN OR 2163/1425
HERON ISLES PHASE TWO C-3

ROBERTS NSOMBI J
97499 ALBATROSS DRIVE
YULEE, FL 32097

**2026**

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

## BUILDING CHARACTERISTICS

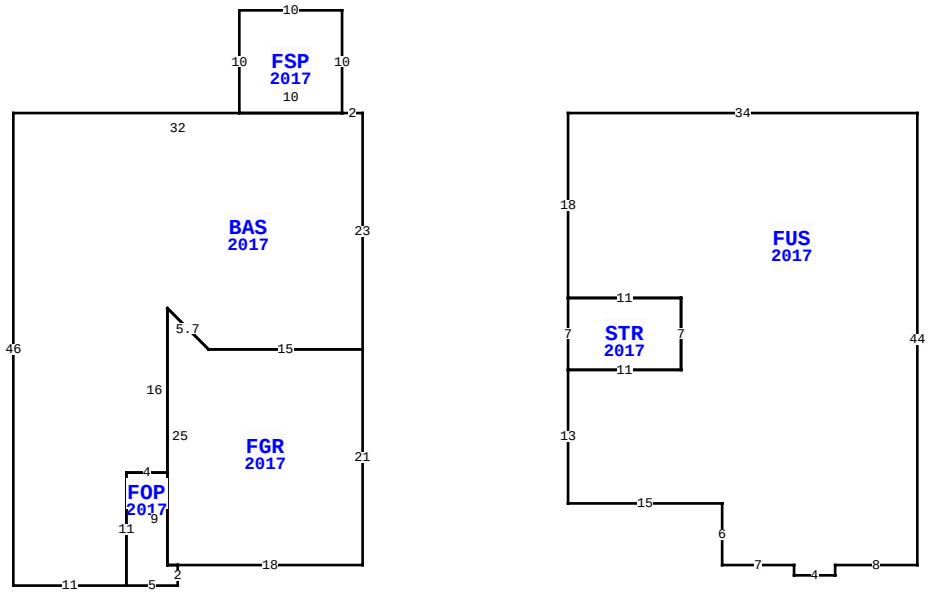
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,075 | 100 | 2017 | 1,075 | 120,772 |
| FGR | 407 | 55 | 2017 | 224 | 25,165 |
| FOP | 46 | 30 | 2017 | 14 | 1,573 |
| FSP | 100 | 40 | 2017 | 40 | 4,494 |
| FUS | 1,333 | 100 | 2017 | 1,333 | 149,756 |
| STR | 77 | 10 | 2017 | 8 | 898 |
| TOTALS | 3,038 | | | 2,694 | 302,658 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,694 | 110.8800 | 116.42 | 313,635 | 2017 | 2017 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM 0% - 0 Heated Area: 2408 HX Base Yr




97499 ALBATROSS DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 302,658 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 367,658 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 367,658 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 367,658 |
| TOTAL JUST VALUE | 367,658 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 372,343 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1706609 | CO ISSUED | 0 | 12/01/2017 |
| B1706609 | NEW CONSTR | 294,345 | 07/24/2017 |

## 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 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 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 07/09/2026 BY SYS