LOT 450
IN OR 2227/1690
HERON ISLES PHASE TWO C-3

DAVIS THERESA A & MICHAEL W
97472 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0741-0450-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

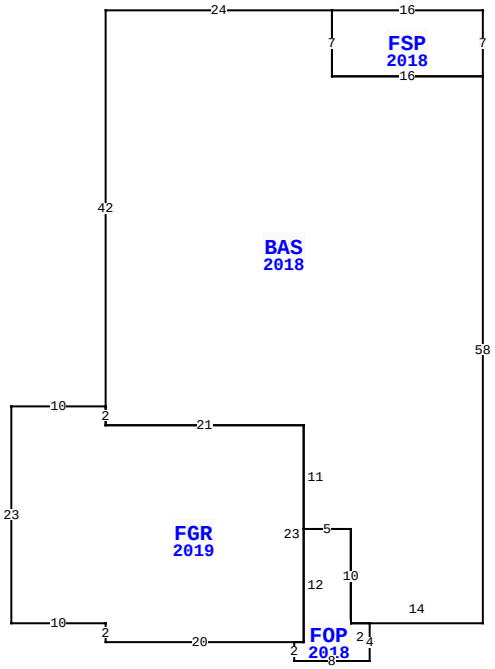
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,997	100	2018	1,997	213,925
FGR	713	55	2019	392	41,992
FOP	80	30	2018	24	2,571
FSP	112	40	2018	45	4,820
TOTALS	2,902			2,458	263,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	109.8720	109.87	270,060	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1997 HX Base Yr 2020



97472 ALBATROSS DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,308
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		336,808
SOH/AGL Deduction		153,779
ASSESSED VALUE		183,029
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,307
TOTAL JUST VALUE		336,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804517	NEW CONSTR	275,781	05/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/1690	9/28/2018	SW	Q	I	01	255,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAVIS THERESA A & M						
2179/0714	2/20/2018	SW	Q	V	05	562,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W24 S42 FGR=[YR=2019] W10 S23 E10 S2 E20 FOP=[YR=2018] S2 E8 N4 W2 N10 W5 S12 W1$ E1 N23 W21 N2$ S2 E21 S11 E5 S10 E14 N58 W16 N7$ S7 E16 N7$.

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	0811	CONCRETE B	0	100	0	0	812.00	SF	5.20	5.20	100	2018	2018	3	97	4,096	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	97	170	
3	0462	ST/AL FNC	0	100	0	0	504.00	SF	10.00	10.00	100	2018	2018	3	84	4,234	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS