LOT 456
IN OR 2175/305
HERON ISLES PHASE TWO C-3

MARQUEZ IRAYS
97496 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0741-0456-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

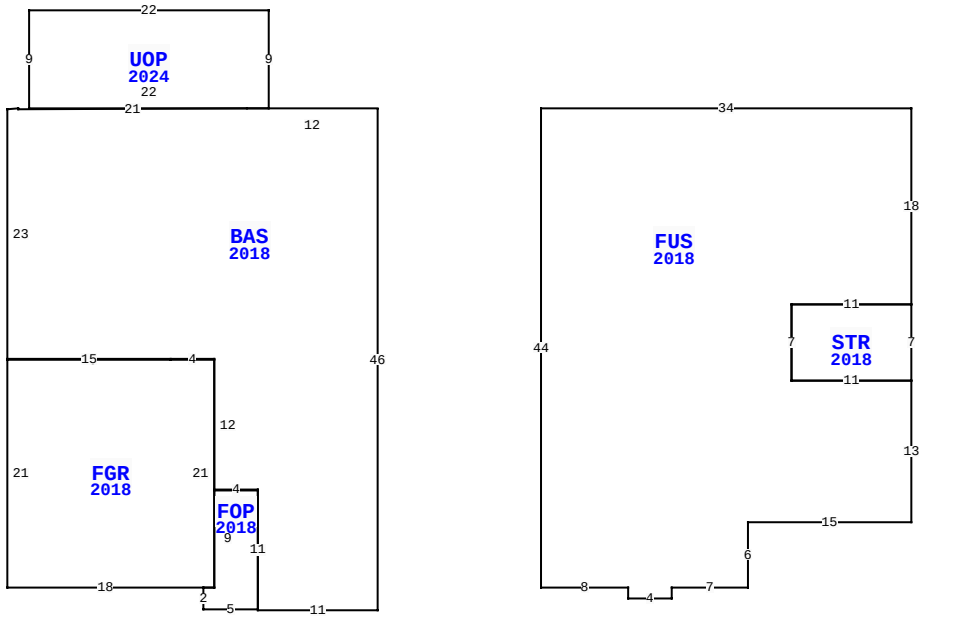
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,085	100	2018	1,085	115,160
FGR	399	55	2018	219	23,244
FOP	46	30	2018	14	1,486
FUS	1,333	100	2018	1,333	141,482
STR	77	10	2018	8	849
UOP	198	20	2024	40	4,245
TOTALS	3,138			2,699	286,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,699	108.8640	108.86	293,813	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2418 HX Base Yr 2019



97496 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		286,468
TOTAL MARKET OB/XF VALUE		64,741
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		416,209
SOH/AGL Deduction		114,825
ASSESSED VALUE		301,384
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,662
TOTAL JUST VALUE		416,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2208445	SWIM POOL	59,380	10/01/2022
C1708295	CO ISSUED	0	01/30/2018
B1708295	NEW CONSTR	292,090	09/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2175/0305	1/30/2018	SW	Q	I	01	234,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MARQUEZ IRAYS						
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=2018;ORIG=15,0] E34 S18 W11 S7 E11 S13 W15 S6 W7 S1 W4 N1 W8 N44 $
BAS=[YR=2018;ORIG=0,0] W12 D0.1L21 N0.1 D0.1L1 S23 E15 E4 S12 E4 S11 E11 N46 $
FGR=[YR=2018;ORIG=-34,23] S21 E18 E1 N21 W4 W15 $
UOP=[YR=2024;ORIG=-32,-9] E22 S9 W22 N9 $
STR=[YR=2018;ORIG=49,18] S7 W11 N7 E11 $
FOP=[YR=2018;ORIG=-16,44] S2 E5 N11 W4 S9 W1 $
PTR=[ORIG=0,0] E15 W15 $
.

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	730.00	SF	5.20	5.20	100	2018	2018	3	97	3,682	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	97	132	
3	0835	QUARY TILE	1	100	0	0	902.00	SF	10.00	10.00	100	2024	2023		100	9,020	
4	0476	VF 6 SBPL	1	100	0	0	156.00	LF	32.00	32.00	100	2024	2023		99	4,942	
5	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	
6	0855	CONC PAVER	1	100	0	0	126.00	SF	10.00	10.00	100	2024	2023		100	1,260	
7	0855	CONC PAVER	1	100	0	0	645.00	SF	10.00	10.00	100	2024	2023		100	6,450	
8	0861	POOL GUNIT	0	100	0	0	428.00	SF	85.00	85.00	100	2024	2023		98	35,652	
9	0845	KOOL DECK	0	100	0	0	456.00	SF	7.25	7.25	100	2024	2023		100	3,306	

LAND DESCRIPTION

TOTAL OB/XF 64,741

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 02/14/2024 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS