LOT 460
IN OR 2172/1878
HERON ISLES PHASE TWO C-3

COUCH WAYNE F
97512 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0741-0460-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

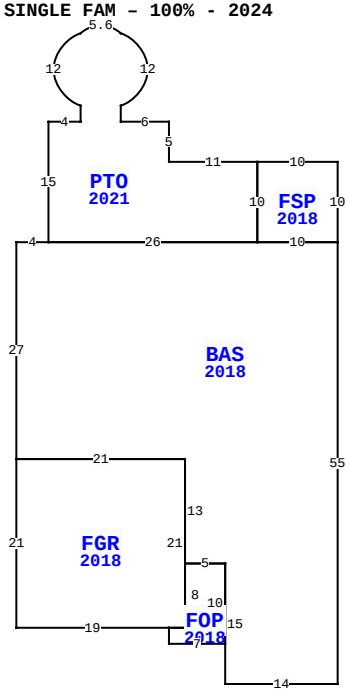
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	2018	1,537	169,624
FGR	441	55	2018	243	26,817
FOP	54	30	2018	16	1,766
FSP	100	40	2018	40	4,415
PTO	438	5	2021	22	2,428
TOTALS	2,570			1,858	205,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	113.1900	113.19	210,307	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1537 HX Base Yr 2024



97512 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		205,049
TOTAL MARKET OB/XF VALUE		8,932
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		278,981
SOH/AGL Deduction		2,021
ASSESSED VALUE		276,960
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,238
TOTAL JUST VALUE		278,981
NCON VALUE		-1,708
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708765	CO ISSUED	0	01/22/2018
B1708765	NEW CONSTR	198,507	10/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1878	1/25/2018	SW	Q	I	02	223,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COUCH WAYNE F						
2132/0395	7/07/2017	SW	Q	V	05	262,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-10,10] W26 W4 S27 E21 S13 E5 S15 E14 N55 W10 $
FGR=[YR=2018;ORIG=-40,37] S21 E19 E2 N21 W21 $
FSP=[YR=2018;ORIG=0,0] W10 S10 E10 N10 $
FOP=[YR=2018;ORIG=-21,58] S2 E7 N10 W5 S8 W2 $
PTO=[YR=2021;ORIG=-10,0] W11 N5 W6 N2 N9F147 W5F90 S9F147 S2 W4 S15 E26 N10 $
.

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	676.00	SF	5.20	5.20	100	2018	2018	3	97	3,410	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	97	132	
3	0855	CONC PAVER	0	100	0	0	550.00	SF	10.00	10.00	100	2020	2020	3	98	5,390	

LAND DESCRIPTION

TOTAL OB/XF 8,932

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 08/02/2022 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS