LOT 464
IN OR 2191/1469
HERON ISLES PHASE TWO C-3

BASS KATELYN & JACK
97528 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0741-0464-0000

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 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

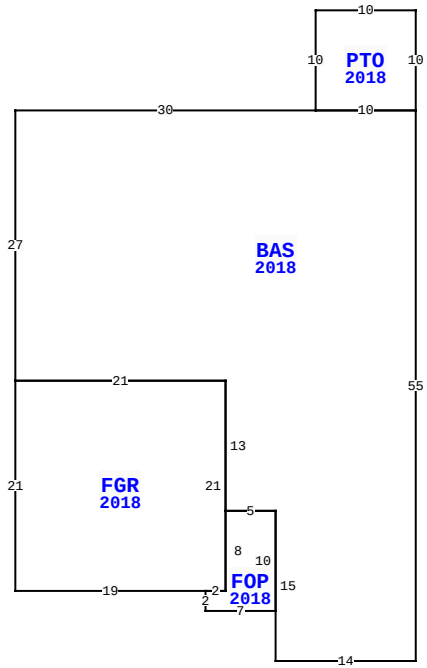
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	2018	1,537	173,086
FGR	441	55	2018	243	27,365
FOP	54	30	2018	16	1,802
PTO	100	5	2018	5	564
TOTALS	2,132			1,801	202,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	115.5000	115.50	208,016	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1537 HX Base Yr 2020



97528 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		202,816
TOTAL MARKET OB/XF VALUE		3,640
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		271,456
SOH/AGL Deduction		85,567
ASSESSED VALUE		185,889
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,167
TOTAL JUST VALUE		271,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800240	CO ISSUED	0	04/19/2018
B1800240	NEW CONSTR	200,181	01/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/1469	4/19/2018	SW	Q	I	01	199,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BASS KATELYN & JACK						
2164/0368	12/13/2017	SW	Q	V	05	300,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W10 S10 BAS=[YR=2018] W30 S27 FGR=[YR=2018] S21 E19 FOP=[YR=2018] S2 E7 N10 W5 S8 W2$ E2 N21 W21$ E21 S13 E5 S15 E14 N55 W10$ E10 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	688.00	SF	5.20	5.20	100	2018	2018	3	97	3,470	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	97	170	

LAND DESCRIPTION

TOTAL OB/XF 3,640

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