LOT 466
HERON ISLES PHASE TWO C-3
PBK 8/180

DAVID MITCHELL F
97536 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0741-0466-0000

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	03	CONC FINSH 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

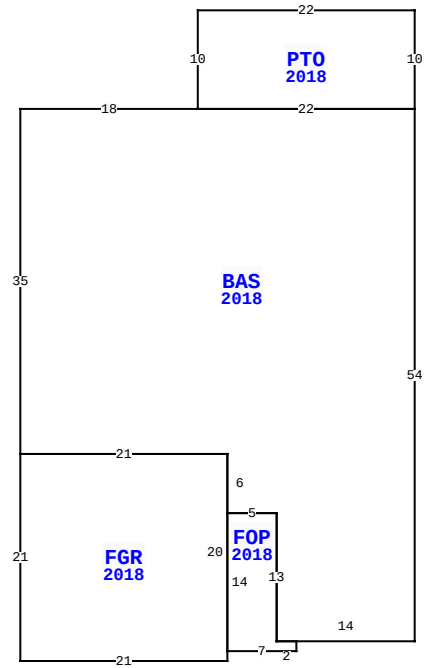
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	2018	1,696	182,409
FGR	441	55	2018	243	26,135
FOP	72	30	2018	22	2,366
PTO	220	5	2018	11	1,183
TOTALS	2,429			1,972	212,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	110.3088	110.31	217,531	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1696 HX Base Yr 2024



97536 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		212,093
TOTAL MARKET OB/XF VALUE		3,296
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		280,389
SOH/AGL Deduction		2,094
ASSESSED VALUE		278,295
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,573
TOTAL JUST VALUE		280,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709900	NEW CONSTR	219,804	11/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/923	5/30/2023	WD	Q	I	01	320,000
GRANTOR: ELSER BENJAMIN W & RE						
GRANTEE: DAVID MITCHELL F						
2368/0391	6/08/2020	WD	Q	I	01	240,000
GRANTOR: MARTIN LATANYA						
GRANTEE: ELSER BENJAMIN W &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W22 S10 BAS=[YR=2018] W18 S35 FGR=[YR=2018] S21 E21 N1 FOP=[YR=2018] E7 N1 W2 N13 W5 S14$ N20 W21$ E21 S6 E5 S13 E14 N54 W22$ E22 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	616.00	SF	5.20	5.20	100	2018	2018	3	97	3,107	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	97	189	

LAND DESCRIPTION

TOTAL OB/XF 3,296

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