

LOT 467
IN OR 2194/956
HERON ISLES PHASE TWO C-3

LAMBERT JONATHAN & MARYANNE
97540 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0741-0467-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 100	0100	01	2,321	112.9842	112.98	262,227	2018	2018	0	0	0	2.50	97.50	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019													Heated Area: 1997															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019															
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 60																													
Interior Floo	13	LVT/LAMMT 40																													
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	219,980																										
FGR	483	55	2018	266	29,302																										
FOP	80	30	2018	24	2,644																										
FOP	112	30	2018	34	3,745																										
TOTALS			2,672		2,321	255,671																									
EXTRA FEATURES						97540 ALBATROSS DR, YULEE																									
L N	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	636.00	SF	5.20	5.20	100	2018	2018	3	97	3,208															
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	97	170															
BUILDING DIMENSIONS																															
FOP=[YR=2018] W16 BAS=[YR=2018] W24 S44 FGR=[YR=2018] S23 E20																															
FOP=[YR=2018] S2 E8 N4 W2 N10 W5 S12 W1\$ E1 N23 W21\$ E21 S11																															
E5 S10 E14 N58 W16 N7\$ S7 E16 N7\$.																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																															