LOT 474
HERON ISLES PHASE TWO C-3
PBK 8/180

BIANCARDO JANE L/E/
97568 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0741-0474-0000

BUILDING CHARACTERISTICS

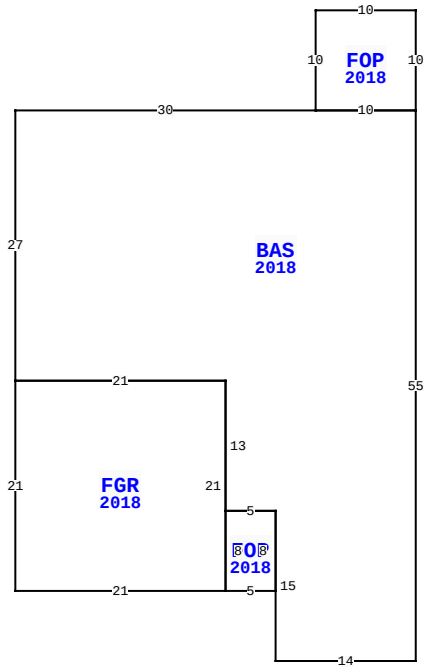
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	177,177
FGR	441	55	2018	243	28,012
FOP	40	30	2018	12	1,384
FOP	100	30	2018	30	3,458
TOTALS	2,118			1,822	210,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	118.2300	118.23	215,415	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1537 HX Base Yr 2019



97568 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		210,030
TOTAL MARKET OB/XF VALUE		3,904
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		278,934
SOH/AGL Deduction		171,965
ASSESSED VALUE		106,969
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		6,247
TOTAL JUST VALUE		278,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C170263	CO ISSUED	0	03/20/2018
B1710263	NEW CONSTR	202,247	11/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/1002	2/05/2019	LE	U	I	11	100
GRANTOR: BIANCARDO JANE						
GRANTEE: SASS ALLISON & STEP						
2185/0084	3/20/2018	SW	Q	I	01	194,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BIANCARDO JANE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W10 S10 BAS=[YR=2018] W30 S27 FGR=[YR=2018] S21 E21 FOP=[YR=2018] E5 N8 W5 S8$ 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	744.00	SF	5.20	5.20	100	2018	2018	3	97	3,753	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	97	151	

LAND DESCRIPTION

TOTAL OB/XF 3,904

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 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS