LOT 478
HERON ISLES PHASE TWO C-1
PBK 8/77

LIBRIZZI ANDREA
97606 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0741-0478-0000

BUILDING CHARACTERISTICS

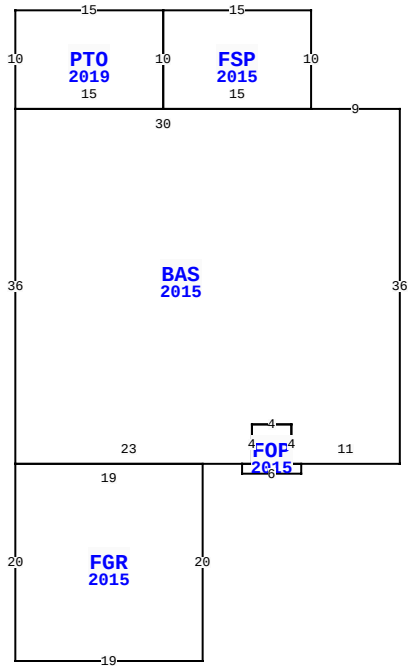
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,388	100	2015	1,388	162,469
FGR	380	55	2015	209	24,464
FOP	22	30	2015	7	820
FSP	150	40	2015	60	7,023
PTO	150	5	2019	8	936
TOTALS	2,090			1,672	195,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	122.1150	122.12	204,185	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1388 HX Base Yr 2021



97606 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		195,711
TOTAL MARKET OB/XF VALUE		36,153
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		296,864
SOH/AGL Deduction		78,383
ASSESSED VALUE		218,481
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,759
TOTAL JUST VALUE		296,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005787	POOL	30,000	05/04/2023
B1530387	CO ISSUED	0	09/16/2015
B1530387	NEW CONSTR	173,796	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/0525	10/23/2020	WD	Q	I	01	236,400
GRANTOR: WELKER RONNY JOE & CA						
GRANTEE: LIBRIZZI ANDREA						
2004/0283	9/18/2015	WD	Q	I	02	159,300
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: WELKER RONNY JOE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W9 FSP=[YR=2015] N10 W15 PTO=[YR=2019] W15 S10 E15 N10$ S10 E15$ W30 S36 FGR=[YR=2015] S20 E19 N20 W19$ E23 FOP=[YR=2015] S1 E6 N1 W1 N4 W4 S4 W1$ E1 N4 E4S4 E11 N36$.

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	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2015	2015	3	95	556	
2	0811	CONCRETE B	0	100	0	0	588.00	SF	5.20	5.20	100	2015	2015	3	95	2,905	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2016	2016	3	89	2,563	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0855	CONC PAVER	0	100	28	10	280.00	SF	10.00	10.00	100	2016	2016	3	95	2,660	
6	0861	POOL GUNIT	1	100	0	0	256.00	SF	85.00	85.00	100	2024	2023		98	21,325	
7	0855	CONC PAVER	1	100	0	0	329.00	SF	10.00	10.00	100	2024	2023		100	3,290	
8	0462	ST/AL FNC	1	100	0	0	264.00	SF	10.00	10.00	100	2024	2023		98	2,587	

LAND DESCRIPTION

TOTAL OB/XF 36,153

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	000134	C	RES POND	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 11/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS