LOT 527
HERON ISLES PHASE TWO C-1
PBK 8/77

HUDGEL WESLEY D & DEBRA R
97615 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0741-0527-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

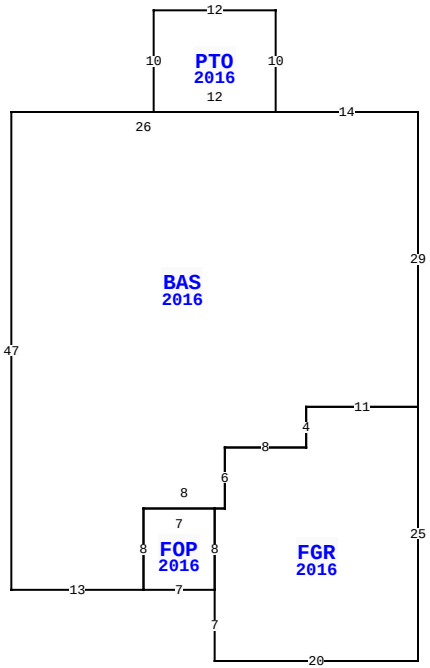
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,506	100	2016	1,506	172,325
FGR	458	55	2016	252	28,836
FOP	56	30	2016	17	1,945
PTO	120	5	2016	6	687
TOTALS	2,140			1,781	203,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	118.7550	118.76	211,512	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 0% - 2024 Heated Area: 1506 HX Base Yr



97615 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	203,792
TOTAL MARKET OB/XF VALUE	3,241
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	272,033
SOH/AGL Deduction	0
ASSESSED VALUE	272,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,033
TOTAL JUST VALUE	272,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632083	CO ISSUED	0	10/31/2016
B1632083	NEW CONSTR	194,610	04/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/1267	10/31/2023	QC	U	I	11	30,000
GRANTOR: BASTA MARLENE R						
GRANTEE: HUDGEL WESLEY D & D						
2676/1265	10/31/2023	CD	U	I	21	30,000
GRANTOR: BASTA MARLENE R						
GRANTEE: HUDGEL WESLEY D & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N10 W12 S10 E12 $ W26 S47 E13 FOP=[YR=2016] E7 FGR=[YR=2016] S7 E20 N25 W11 S4 W8 S6 W1 S8 $ N8 W7 S8 $ N8 E8 N6 E8 N4 E11 N29 $.

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	0	0	0	656.00	SF	5.20	5.20	100	2016	2016	3	95	3,241	

LAND DESCRIPTION

TOTAL OB/XF 3,241

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/02/2022 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS