LOT 576
HERON ISLES PHASE TWO C-3
PBK 8/180

FLACH JESSE ROBERT & BRENNA KAYLENE/CASEY DON LYNN
97553 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0741-0576-0000

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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

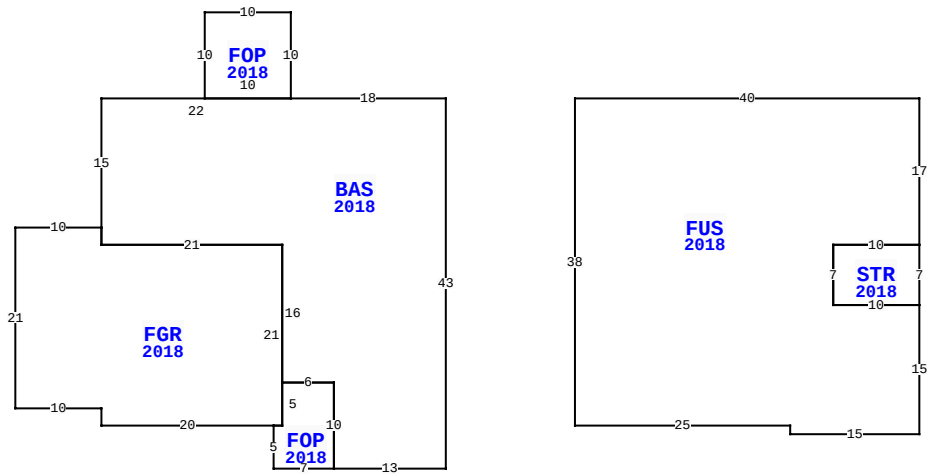
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,114	100	2018	1,114	120,172
FGR	651	55	2018	358	38,619
FOP	65	30	2018	20	2,158
FOP	100	30	2018	30	3,236
FUS	1,465	100	2018	1,465	158,036
STR	70	10	2018	7	755
TOTALS	3,465			2,994	322,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,994	110.6427	110.64	331,256	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2579 HX Base Yr 2024



97553 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		322,975
TOTAL MARKET OB/XF VALUE		8,347
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		396,322
SOH/AGL Deduction		107,752
ASSESSED VALUE		288,570
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,848
TOTAL JUST VALUE		396,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800132	CO ISSUED	0	04/24/2018
B1800132	NEW CONSTR	329,732	01/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/807	11/02/2023	WD	Q	I	01	430,000
GRANTOR: MORA MARC T & JERRICC						
GRANTEE: FLACH JESSE ROBERT						
2355/1347	4/17/2020	WD	Q	I	01	293,000
GRANTOR: YENTER AMBER L						
GRANTEE: MORA MARC T & JERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N10 W10 S10 E10$ W22 S15
FGR=[YR=2018] W10 S21 E10 S2 E20 FOP=[YR=2018] S5 E7 N10 W6
S5 W1$ E1 N21 W21 N2$ S2 E21 S16 E6 S10 E13 N43$ PTR=E15
FUS=[YR=2018] E40 S17 STR=[YR=2018] S7 W10 N7 E10$ W10 S7 E10
S15 W15 N1 W25 N38$ W15$.

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	1,220.00	SF	5.20	5.20	100	2018	2018	3	97	6,154	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	97	151	
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2018	2018	3	92	1,766	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 8,347

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