LOT 578
IN OR 2194/935
HERON ISLES PHASE TWO C-3

HODGE JOSHUA
97535 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0741-0578-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

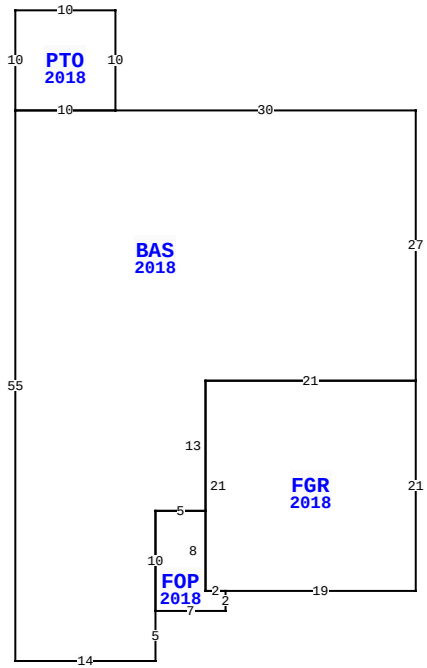
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	174,030
FGR	441	55	2018	243	27,515
FOP	54	30	2018	16	1,812
PTO	100	5	2018	5	566
TOTALS	2,132			1,801	203,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	116.1300	116.13	209,150	2018	2018	0	0	0	2.50	97.50

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



97535 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		203,921
TOTAL MARKET OB/XF VALUE		3,641
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		272,562
SOH/AGL Deduction		93,290
ASSESSED VALUE		179,272
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,550
TOTAL JUST VALUE		272,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800810	CO ISSUED	0	05/02/2018
B1800810	NEW CONSTR	200,181	01/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/0935	4/30/2018	SW	Q	I	01	208,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HODGE JOSHUA						
2170/0500	1/12/2018	SW	Q	V	05	337,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 PTO=[YR=2018] N10 W10 S10 E10$ W10 S55 E14 N5 FOP=[YR=2018] E7 N2 FGR=[YR=2018] E19 N21 W21 S21 E2$ W2 N8 W5 S10$ N10 E5 N13 E21 N27$.

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	692.00	SF	5.20	5.20	100	2018	2018	3	97	3,490	
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 3,641

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