LOT 580
IN OR 2192/893
HERON ISLES PHASE TWO C-3

EMANUELSON WENDY & ERNEST
97519 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0741-0580-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

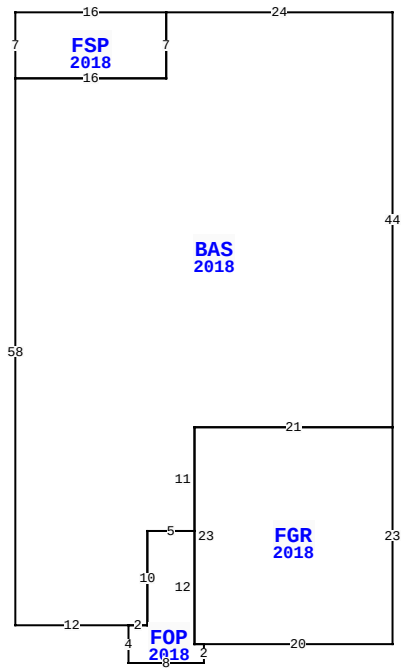
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2018	1,997	220,389
FGR	483	55	2018	266	29,356
FOP	80	30	2018	24	2,649
FSP	112	40	2018	45	4,967
TOTALS	2,672			2,332	257,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,332	113.1900	113.19	263,959	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1997 HX Base Yr 2019



97519 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		257,360
TOTAL MARKET OB/XF VALUE		7,069
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		329,429
SOH/AGL Deduction		110,537
ASSESSED VALUE		218,892
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,170
TOTAL JUST VALUE		329,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800242	CO ISSUED	0	04/25/2018
B1800242	NEW CONSTR	258,913	01/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/0893	4/24/2018	SW	Q	I	02	244,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: EMANUELSON WENDY &						
2164/0368	12/13/2017	SW	Q	V	05	300,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FSP=[YR=2018] W16 S7 E16 N7$ S7 W16 S58 E12 FOP=[YR=2018] S4 E8 N2 FGR=[YR=2018] E20 N23 W21 S23 E1$ W1 N12 W5 S10 W2$ E2 N10 E5 N11 E21 N44$.

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	644.00	SF	5.20	5.20	100	2018	2018	3	97	3,248	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	97	189	
3	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	100	2018	2018	3	92	3,356	
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 7,069

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