LOT 581
HERON ISLES PHASE TWO C-3
PBK 8/180

DARBY ANDRIA & JAMES
635 KINGFISHER AVENUE
GAITHERSBURG, MD 20877

2025

37-3N-28-0741-0581-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 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

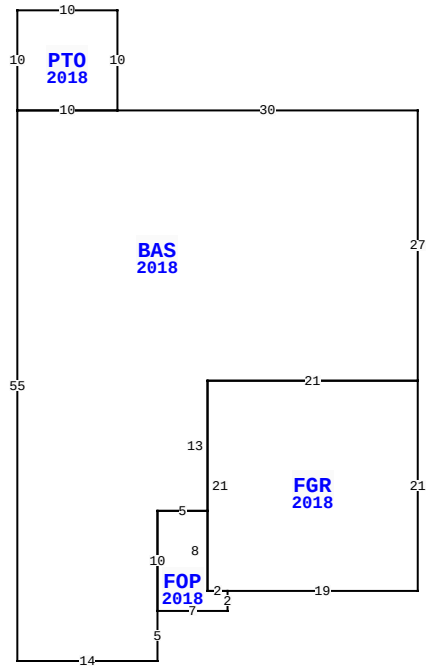
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	2018	1,537	185,359
FGR	441	55	2018	243	29,306
FOP	54	30	2018	16	1,930
PTO	100	5	2018	5	603
TOTALS	2,132			1,801	217,197

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	123.6900	123.69	222,766	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1537 HX Base Yr



97509 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	217,197
TOTAL MARKET OB/XF VALUE	3,622
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	285,819
SOH/AGL Deduction	0
ASSESSED VALUE	285,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,819
TOTAL JUST VALUE	285,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708764	CO ISSUED	0	01/31/2018
B1708764	NEW CONSTR	196,252	10/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/749	9/08/2023	WD	Q	I	01	330,000
GRANTOR: LUMINA GRACE LLC						
GRANTEE: DARBY ANDRIA & JAME						
2479/1764	7/15/2021	WD	Q	I	01	266,000
GRANTOR: KIMBALL WILLIAM & NAO						
GRANTEE: LUMINA GRACE LLC						

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	0	0	0	692.00	SF	5.20	5.20	100	2018	2018	3	97	3,490	
2	0810	CONCRETE A	0	0	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	97	132	

LAND DESCRIPTION

TOTAL OB/XF 3,622

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 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