LOT 584
IN OR 2162/1913
HERON ISLES PHASE TWO C-3

RICCIOLI JOSPEH C/SZLOSEK KYLIN
97497 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0741-0584-0000

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	11	CLAY TILE 30
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

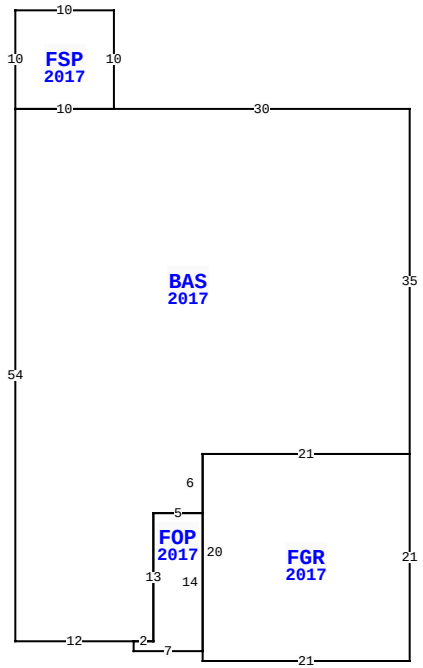
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	2017	1,696	192,808
FGR	441	55	2017	243	27,626
FOP	72	30	2017	22	2,501
FSP	100	40	2017	40	4,547
TOTALS	2,309			2,001	227,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,001	117.2031	117.20	234,517	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1696 HX Base Yr 2018



97497 ALBATROSS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,481
TOTAL MARKET OB/XF VALUE		3,443
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		295,924
SOH/AGL Deduction		99,496
ASSESSED VALUE		196,428
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,706
TOTAL JUST VALUE		295,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706607	CO ISSUED	0	12/01/2017
B1706607	NEW CONSTR	217,743	07/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/1913	11/30/2017	SW	Q	I	01	217,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: RICCIOLI JOSEPH C &						
2126/0611	5/26/2017	SW	Q	V	05	150,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 FSP=[YR=2017] N10 W10 S10 E10$ W10 S54 E12 FOP=[YR=2017] S1 E7 FGR=[YR=2017] S1 E21 N21 W21 S20$ N14 W5 S13 W2$ E2 N13 E5 N6 E21 N35$.

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	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2017	2017	3	96	168	
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2017	2017	3	96	3,275	

LAND DESCRIPTION

TOTAL OB/XF 3,443

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS