LOT 479
IN OR 2205/1513
HERON ISLES PHASE TWO C-2

BEDENBENDER ANDREA D
97612 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0743-0479-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

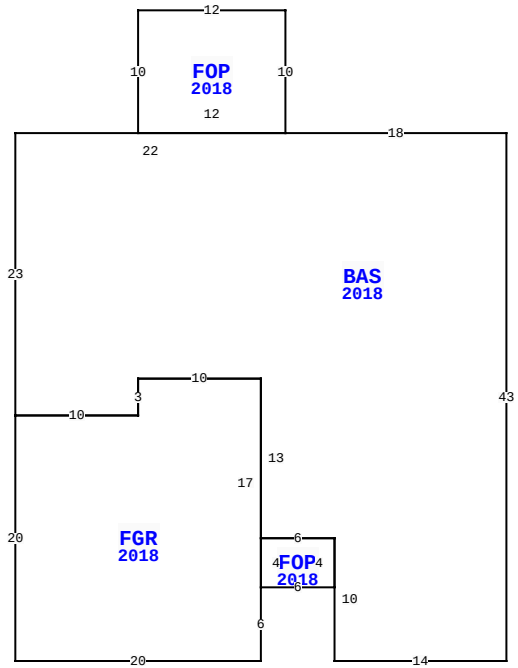
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,230	100	2018	1,230	143,629
FGR	430	55	2018	236	27,558
FOP	24	30	2018	7	818
FOP	120	30	2018	36	4,204
TOTALS	1,804			1,509	176,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	119.9520	119.95	181,005	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1230 HX Base Yr 2019



97612 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		176,208
TOTAL MARKET OB/XF VALUE		3,846
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		245,054
SOH/AGL Deduction		81,037
ASSESSED VALUE		164,017
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,295
TOTAL JUST VALUE		245,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707423	CO ISSUED	0	06/22/2018
B1707423	NEW CONSTR	162,581	08/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1513	6/22/2018	WD	Q	I	01	148,900
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: BEDENBENDER ANDREA						
2106/0746	3/08/2017	WD	Q	V	05	162,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N10 W12 S10 E12$ W22 S23
FGR=[YR=2018] S20 E20 N6 FOP=[YR=2018] E6 N4 W6 S4$ N17 W10
S3 W10$ E10 N3 E10 S13 E6 S10 E14 N43$.

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	17	3	51.00	SF	6.50	6.50	100	2018	2018	3	97	322	
2	0810	CONCRETE A	0	100	0	0	559.00	SF	6.50	6.50	100	2018	2018	3	97	3,524	

LAND DESCRIPTION

TOTAL OB/XF 3,846

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	000134	C	RES POND	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 01/29/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS