LOT 480
IN OR 2111/1837
HERON ISLES PHASE TWO C-2

PICHNEY JON F
97618 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0480-0000

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	08	SHT VINYL 100
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

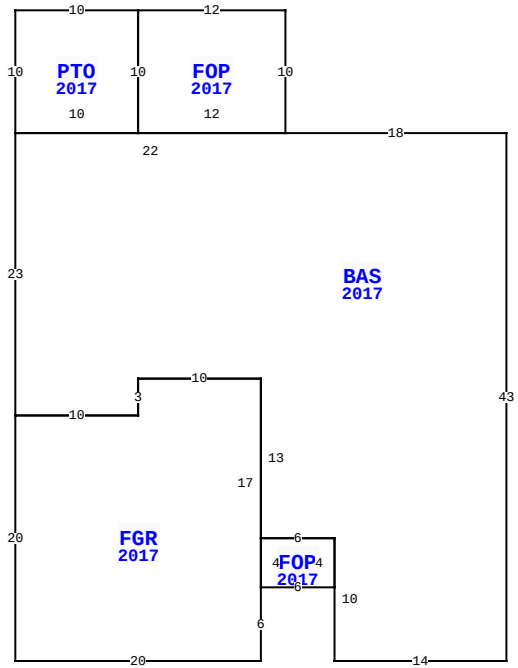
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	2017	1,230	143,113
FGR	430	55	2017	236	27,459
FOP	24	30	2017	7	815
FOP	120	30	2017	36	4,188
PTO	100	5	2017	5	582
TOTALS	1,904			1,514	176,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	119.9520	119.95	181,604	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1230 HX Base Yr 2018



97618 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		176,156
TOTAL MARKET OB/XF VALUE		3,567
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		244,723
SOH/AGL Deduction		88,682
ASSESSED VALUE		156,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,319
TOTAL JUST VALUE		244,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632988	CO ISSUED	0	03/30/2017
B1632988	NEW CONSTR	160,877	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2111/1837	4/04/2017	WD	U	V	11	100
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: PICHNEY JON F						
2048/0616	5/25/2016	WD	Q	V	01	40,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: PICHNEY JON F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FOP=[YR=2017] N10 W12 PTO=[YR=2017] W10 S10 E10 N10$ S10 E12$ W22 S23 FGR=[YR=2017] S20 E20 N6 FOP=[YR=2017] E6 N4 W6 S4$ N17 W10 S3 W10$ E10 N3 E10 S13 E6 S10 E14 N43$.

EXTRA FEATURES

L N	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	14	3	42.00	SF	6.50	6.50	100	2017	2017	3	96	262	
2	0811	CONCRETE B	0	100	0	0	662.00	SF	5.20	5.20	100	2017	2017	3	96	3,305	

LAND DESCRIPTION

TOTAL OB/XF 3,567

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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