LOT 481
HERON ISLES PHASE TWO C-2
PBK 8/132

PARRISH JOYCE E L/E/
97624 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0743-0481-0000

BUILDING CHARACTERISTICS

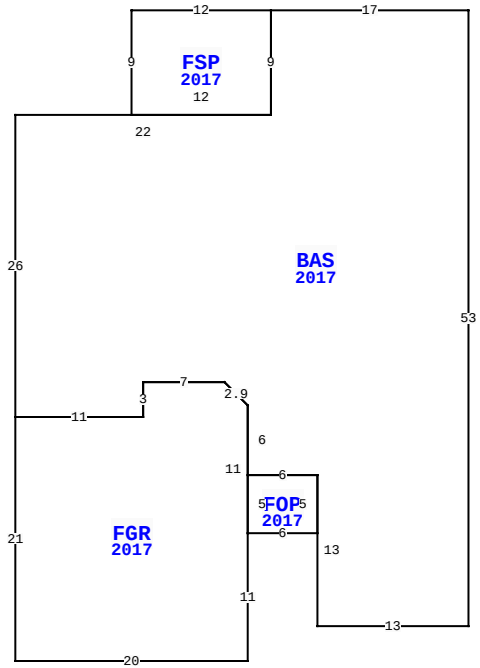
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,406	100	2017	1,406	160,423
FGR	445	55	2017	245	27,954
FOP	30	30	2017	9	1,027
FSP	108	40	2017	43	4,906
TOTALS	1,989			1,703	194,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	117.8100	117.81	200,630	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2020 Heated Area: 1406 HX Base Yr 2020



97624 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,310
TOTAL MARKET OB/XF VALUE		4,157
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		263,467
SOH/AGL Deduction		79,522
ASSESSED VALUE		183,945
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,223
TOTAL JUST VALUE		263,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703360	CO ISSUED	0	02/26/2018
B1703660	NEW CONSTR	185,322	04/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/0721	3/22/2023	QC	U	I	11	100
GRANTOR: PARRISH JOYCE E						
GRANTEE: PERCUOCO JOY ANN						
2287/0599	7/01/2019	WD	Q	I	01	199,000
GRANTOR: WILLETTS ROSALINDA &						
GRANTEE: PARRISH JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W17 S9 W22 S26 E11 N3 E7 D2R2 S6 E6 S13 E13 N53 $
FGR=[YR=2017;ORIG=-39,35] S21 E20 N11 N11 U2L2 W7 S3 W11 $
FSP=[YR=2017;ORIG=-17,0] W12 S9 E12 N9 $
FOP=[YR=2017;ORIG=-19,45] E6 N5 W6 S5 $
.

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	21	3	63.00	SF	6.50	6.50	100	2017	2017	3	96	393	
2	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	100	2017	2017	3	96	3,764	

LAND DESCRIPTION

TOTAL OB/XF 4,157

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