LOT 482
HERON ISLES PHASE TWO C-2
PBK 8/132

MASON ROBERT WAYNE
13475 ATLANTIC BLVD 8-882
JACKSONVILLE, FL 32225

2025

37-3N-28-0743-0482-0000

BUILDING CHARACTERISTICS

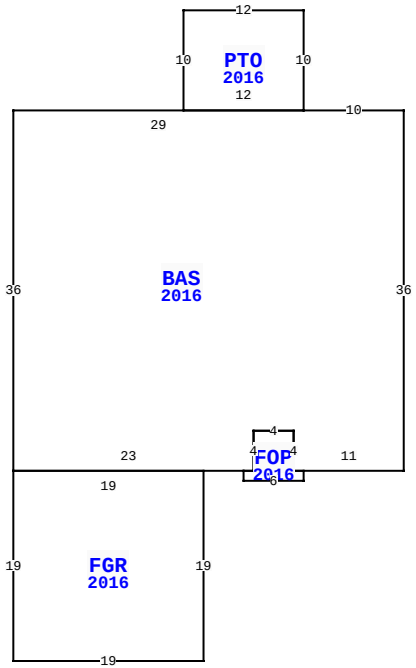
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,388	100	2016	1,388	164,854
FGR	361	55	2016	199	23,636
FOP	22	30	2016	7	832
PTO	120	5	2016	6	713
TOTALS	1,891			1,600	190,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,600	123.2721	123.27	197,232	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 0% - 2024 Heated Area: 1388 HX Base Yr



97630 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	190,033
TOTAL MARKET OB/XF VALUE	3,142
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	258,175
SOH/AGL Deduction	0
ASSESSED VALUE	258,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,175
TOTAL JUST VALUE	258,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632178	CO ISSUED	0	12/02/2016
B1632178	NEW CONSTR	173,720	04/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/238	5/22/2023	WD	Q	I	01	322,000
GRANTOR: HOUTZ KAREN S						
GRANTEE: MASON ROBERT WAYNE						
2535/0821	2/01/2022	LE	U	I	14	100
GRANTOR: JONES HELEN L						
GRANTEE: JONES HELEN L L/E						

BUILDING NOTES

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	636.00	SF	5.20	5.20	100	2016	2016	3	95	3,142	

BUILDING DIMENSIONS

BAS=[YR=2016] W10 PTO=[YR=2016] N10 W12 S10 E12 $ W29 S36
FGR=[YR=2016] S19 E19 N19 W19 $ E23 FOP=[YR=2016] S1 E6 N1
W1 N4 W4 S4 W1 $ E1 N4 E4 S4 E11 N36 $.

LAND DESCRIPTION

TOTAL OB/XF 3,142

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS