LOT 489
HERON ISLES PHASE TWO C-2
PBK 8/132

FLOYD BRIAN W/PLISOVA ANNA
97672 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0489-0000

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		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

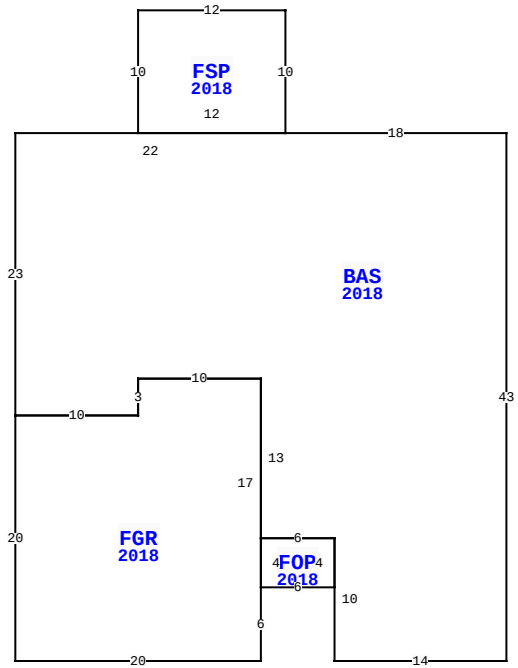
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	2018	1,230	148,863
FGR	430	55	2018	236	28,563
FOP	24	30	2018	7	847
FSP	120	40	2018	48	5,809
TOTALS	1,804			1,521	184,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,521	124.1289	124.13	188,802	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1230 HX Base Yr 2020



97672 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		184,082
TOTAL MARKET OB/XF VALUE		3,852
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		252,934
SOH/AGL Deduction		75,656
ASSESSED VALUE		177,278
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,556
TOTAL JUST VALUE		252,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710499	CO ISSUED	0	12/12/2018
B1710499	NEW CONSTR	162,581	11/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2672/1353	10/06/2023	QC	U	I	11	100
GRANTOR: FLOYD BRIAN W						
GRANTEE: FLOYD BRIAN W						
2262/1141	3/19/2019	WD	Q	I	01	197,900
GRANTOR: CRISHER ELIZABETH & S						
GRANTEE: FLOYD BRIAN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FSP=[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	12	3	36.00	SF	6.50	6.50	100	2018	2018	3	97	227	
2	0810	CONCRETE A	0	100	0	0	575.00	SF	6.50	6.50	100	2018	2018	3	97	3,625	

LAND DESCRIPTION

TOTAL OB/XF 3,852

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 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