LOT 491
IN OR 2093/376
HERON ISLES PHASE TWO C-2

MURRAY DAVID RAY
97684 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0491-0000

BUILDING CHARACTERISTICS

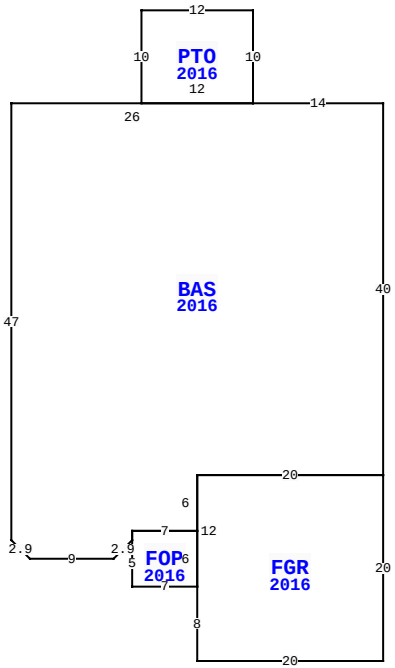
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,755	100	2016	1,755	195,050
FGR	400	55	2016	220	24,451
FOP	42	30	2016	13	1,445
PTO	120	5	2016	6	667
TOTALS	2,317			1,994	221,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,994	115.3509	115.35	230,008	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2017 Heated Area: 1755 HX Base Yr 2017



97684 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		221,613
TOTAL MARKET OB/XF VALUE		3,102
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		289,715
SOH/AGL Deduction		118,692
ASSESSED VALUE		171,023
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,301
TOTAL JUST VALUE		289,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632337	CO ISSUED	0	12/20/2016
B1632337	NEW CONSTR	215,878	05/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2093/0376	12/23/2016	WD	Q	I	01	168,800
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MURRAY DAVID RAY						
2033/0556	3/09/2016	WD	Q	V	01	32,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N10 W12 S10 E12 $ W26 S47 D2 R2 E9 U2 R2 FOP=[YR=2016] S5 E7 FGR=[YR=2016] S8 E20 N20 W20 S12 $ N6 W7 S1 $ N1 E7 N6 E20 N40 $.

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	100	0	0	628.00	SF	5.20	5.20	100	2016	2016	3	95	3,102	

LAND DESCRIPTION

TOTAL OB/XF 3,102

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 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