LOT 493
IN OR 2166/244
HERON ISLES PHASE TWO C-2

BERAS DAVID W LUIS/NORIEGA-MONTES MARIELY
97696 ALBATROSS DR
YULEE, FL 32097

**2025**

**37-3N-28-0743-0493-0000**

## BUILDING CHARACTERISTICS

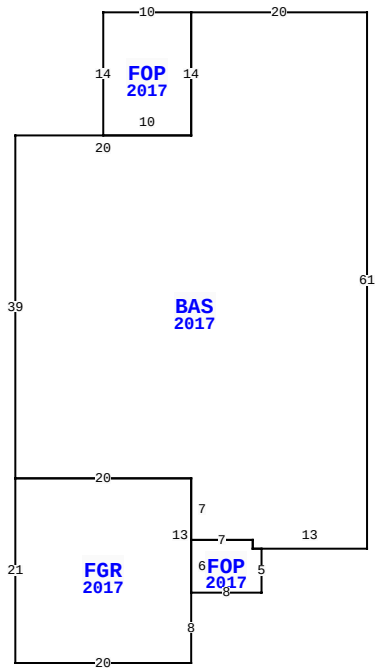
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 1,993 | 100 | 2017 | 1,993 | 223,443 |
| FGR | 420 | 55 | 2017 | 231 | 25,899 |
| FOP | 47 | 30 | 2017 | 14 | 1,570 |
| FOP | 140 | 30 | 2017 | 42 | 4,709 |
| TOTALS | 2,600 | | | 2,280 | 255,619 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,280 | 115.7625 | 115.76 | 263,933 | 2017 | 2017 | 0 | 0 | 0 | 3.15 | 96.85 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1993 HX Base Yr 2018




97696 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 | | 255,619 |
| TOTAL MARKET OB/XF VALUE | | 3,994 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 324,613 |
| SOH/AGL Deduction | | 115,332 |
| ASSESSED VALUE | | 209,281 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 158,559 |
| TOTAL JUST VALUE | | 324,613 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 314,754 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1633291 | CO ISSUED | 0 | 09/18/2017 |
| B1633291 | NEW CONSTR | 247,547 | 10/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2166/0244 | 12/15/2017 | WD | Q | I | 01 | 206,000 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: BERAS DAVID W LUIS | | | | | | |
| 2074/1675 | 9/28/2016 | WD | Q | V | 01 | 32,500 |
| GRANTOR: HERON ISLES JOINT VEN | | | | | | |
| GRANTEE: ADVANTAGE HOME BUIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W20 FOP=[YR=2017] W10 S14 E10 N14$ S14 W20 S39 FGR=[YR=2017] S21 E20 N8 FOP=[YR=2017] E8 N5 W1 N1 W7 S6$ N13 W20$ E20 S7 E7 S1 E13 N61$.

## 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 | 16 | 3 | 48.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 96 | 300 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 592.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 96 | 3,694 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,994

| 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