LOT 494
HERON ISLES PHASE TWO C-2
PBK 8/132

BALLARD CHRISTOPHER K
97702 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0494-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

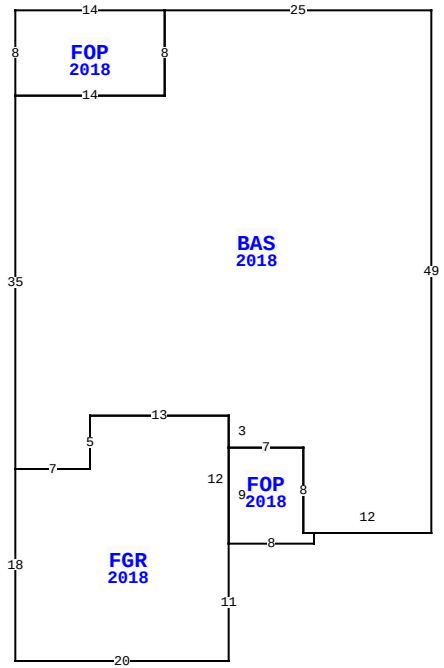
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,558	100	2018	1,558	175,180
FGR	425	55	2018	234	26,311
FOP	64	30	2018	19	2,137
FOP	112	30	2018	34	3,823
TOTALS	2,159			1,845	207,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,845	115.5000	115.50	213,098	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1558 HX Base Yr 2022



97702 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		207,451
TOTAL MARKET OB/XF VALUE		3,940
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		276,391
SOH/AGL Deduction		37,098
ASSESSED VALUE		239,293
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,571
TOTAL JUST VALUE		276,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703658	CO ISSUED	0	04/26/2018
B1703658	NEW CONSTR	199,997	04/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/1511	7/30/2021	WD	Q	I	01	285,000
GRANTOR: VINCENT CHELSEY & JOS						
GRANTEE: BALLARD CHRISTOPHER						
2192/1153	4/25/2018	WD	Q	I	01	178,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: GUTHRIE CHELSEY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] W14 S8 E14 N8$ S8 W14 S35
FGR=[YR=2018] S18 E20 N11 FOP=[YR=2018] E8 N1 W1 N8 W7 S9$
N12 W13 S5 W7$ E7 N5 E13 S3 E7 S8 E12 N49$.

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	19	3	57.00	SF	6.50	6.50	100	2018	2018	3	97	359	
2	0810	CONCRETE A	0	100	0	0	568.00	SF	6.50	6.50	100	2018	2018	3	97	3,581	

LAND DESCRIPTION

TOTAL OB/XF 3,940

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