LOT 495
HERON ISLES PHASE TWO C-2
PBK 8/132

KERSHAW MICHAEL E & ELIZABETH
97708 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0495-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

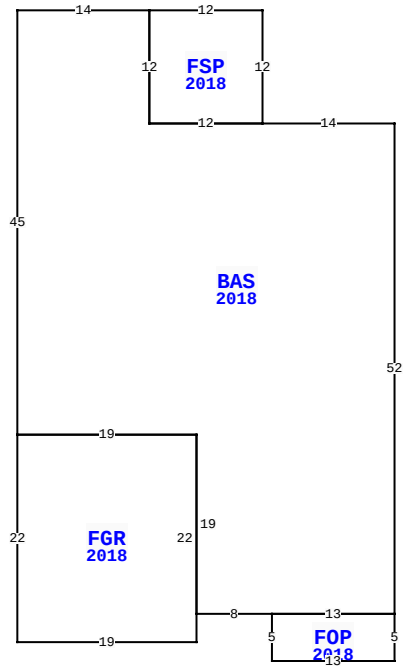
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,887	100	2018	1,887	205,853
FGR	418	55	2018	230	25,091
FOP	65	30	2018	20	2,182
FSP	144	40	2018	58	6,327
TOTALS	2,514			2,195	239,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,195	112.0581	112.06	245,972	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1887 HX Base Yr 2022



97708 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		239,454
TOTAL MARKET OB/XF VALUE		7,989
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		312,443
SOH/AGL Deduction		43,347
ASSESSED VALUE		269,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,374
TOTAL JUST VALUE		312,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800768	CO ISSUED	0	06/27/2018
B1800768	NEW CONSTR	242,007	01/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/1080	3/12/2021	WD	Q	I	01	270,000
GRANTOR: CHANDLER CARTER & MAR						
GRANTEE: KERSHAW MICHAEL E &						
2207/0786	6/27/2018	WD	Q	I	01	218,800
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CHANDLER CARTER & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FSP=[YR=2018] N12 W12 S12 E12$ W12 N12 W14 S45 FGR=[YR=2018] S22 E19 N22 W19$ E19 S19 E8 FOP=[YR=2018] S5 E13 N5 W13$ E13 N52$.

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	24	3	72.00	SF	6.50	6.50	100	2018	2018	3	97	454	
2	0810	CONCRETE A	0	100	0	0	591.00	SF	6.50	6.50	100	2018	2018	3	97	3,726	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2018	2018	3	92	3,533	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 7,989

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