LOT 497
HERON ISLES PHASE TWO C-2
PBK 8/132

BOULEY WADE & DEBRA J
97720 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0743-0497-0000

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	11	CLAY TILE 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

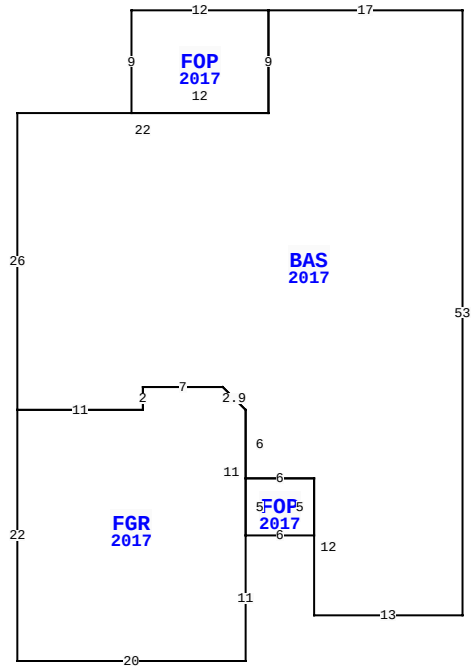
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	2017	1,421	164,158
FGR	456	55	2017	251	28,996
FOP	30	30	2017	9	1,040
FOP	108	30	2017	32	3,697
TOTALS	2,015			1,713	197,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,713	119.2800	119.28	204,327	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2022 Heated Area: 1421 HX Base Yr 2022



97720 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		197,891
TOTAL MARKET OB/XF VALUE		3,352
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		266,243
SOH/AGL Deduction		35,194
ASSESSED VALUE		231,049
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,327
TOTAL JUST VALUE		266,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632987	CO ISSUED	0	04/03/2017
B1632987	NEW CONSTR	183,378	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/0400	7/15/2021	WD	Q	I	02	265,000
GRANTOR: DWINNELL RICHARD JOHN						
GRANTEE: BOULEY WADE & DEBRA						
2111/0132	3/31/2017	WD	Q	I	02	167,700
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: DWINNELL RICHARD JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] W12 S9 E12 N9$ S9 W22 S26
FGR=[YR=2017] S22 E20 N11 FOP=[YR=2017] E6 N5 W6 S5$ N11
L2 U2 W7 S2 W11$ E11 N2 E7 R2 D2 S6 E6 S12 E13 N53$.

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	18	3	54.00	SF	6.50	6.50	100	2017	2017	3	96	337	
2	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	2017	2017	3	96	3,015	

LAND DESCRIPTION

TOTAL OB/XF 3,352

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