LOT 498
IN OR 2217/1423
HERON ISLES PHASE TWO C-2

ROSS TAMMY GAYLA
97726 ALBATROSS DRIVE
YULEE, FL 32041

2025

37-3N-28-0743-0498-0000

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 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

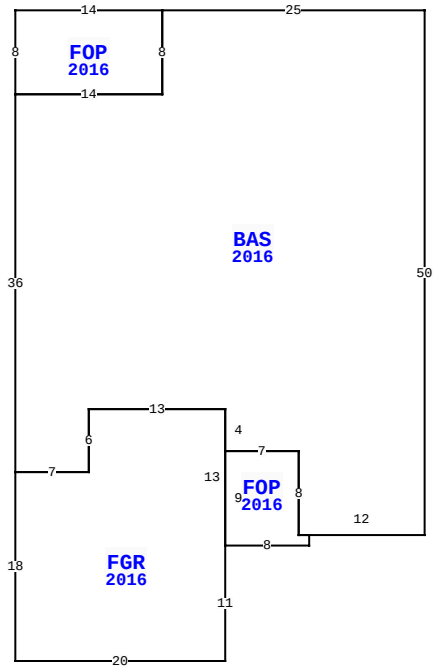
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	2016	1,584	180,914
FGR	438	55	2016	241	27,525
FOP	64	30	2016	19	2,170
FOP	112	30	2016	34	3,883
TOTALS	2,198			1,878	214,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	118.5408	118.54	222,618	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1584 HX Base Yr 2019



97726 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		214,492
TOTAL MARKET OB/XF VALUE		4,283
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		283,775
SOH/AGL Deduction		97,640
ASSESSED VALUE		186,135
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,413
TOTAL JUST VALUE		283,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632137	CO ISSUED	0	11/04/2016
B1632137	NEW CONSTR	199,982	04/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2217/1423	8/13/2018	WD	Q	I	02	195,000
GRANTOR: HERSEY JEREMIAH A & A						
GRANTEE: ROSS TAMMY GAYLA						
2082/1315	11/07/2016	WD	Q	I	01	170,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: HERSEY JEREMIAH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 FOP=[YR=2016] W14 S8 E14 N8 $ S8 W14 S36
FGR=[YR=2016] S18 E20 N11 FOP=[YR=2016] E8 N1 W1 N8 W7 S9 $
N13 W13 S6 W7 $ E7 N6 E13 S4 E7 S8 E12 N50 $.

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	867.00	SF	5.20	5.20	100	2016	2016	3	95	4,283	

LAND DESCRIPTION

TOTAL OB/XF 4,283

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