LOT 499
IN OR 2175/1917
HERON ISLES PHASE TWO C-2

ADAMS LYNN
97732 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0499-0000

BUILDING CHARACTERISTICS

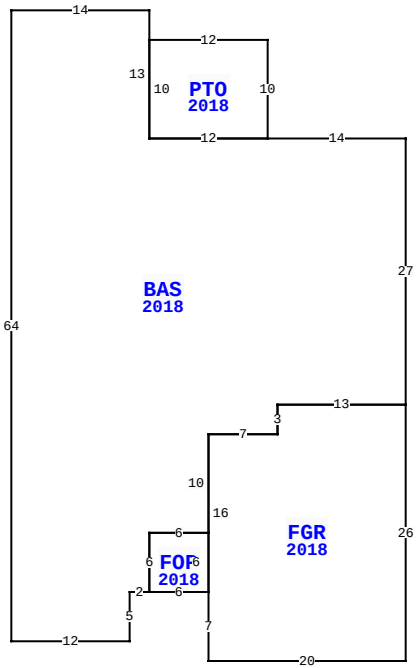
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,687	100	2018	1,687	185,054
FGR	499	55	2018	274	30,056
FOP	36	30	2018	11	1,206
PTO	120	5	2018	6	658
TOTALS	2,342			1,978	216,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,978	112.6755	112.68	222,881	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2024 Heated Area: 1687 HX Base Yr 2024



97732 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		216,975
TOTAL MARKET OB/XF VALUE		3,808
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		285,783
SOH/AGL Deduction		71,503
ASSESSED VALUE		214,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,558
TOTAL JUST VALUE		285,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706905	CO ISSUED	0	01/26/2018
B1706905	NEW CONSTR	214,970	08/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2175/1917	2/01/2018	WD	Q	I	01	182,800
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: ADAMS LYNN						
2130/1613	6/30/2017	WD	Q	V	01	36,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 PTO=[YR=2018] N10 W12 S10 E12$ W12 N13 W14 S64 E12 N5 E2 FOP=[YR=2018] E6 FGR=[YR=2018] S7 E20 N26 W13 S3 W7 S16$ N6 W6 S6$ N6 E6 N10 E7 N3 E13 N27$.

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	15	3	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	
2	0810	CONCRETE A	0	100	0	0	559.00	SF	6.50	6.50	100	2018	2018	3	97	3,524	

LAND DESCRIPTION

TOTAL OB/XF 3,808

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