LOT 501
IN OR 2143/879
HERON ISLES PHASE TWO C-2

ARROYO RAMON/VEGA MARTA
97744 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0743-0501-0000

BUILDING CHARACTERISTICS

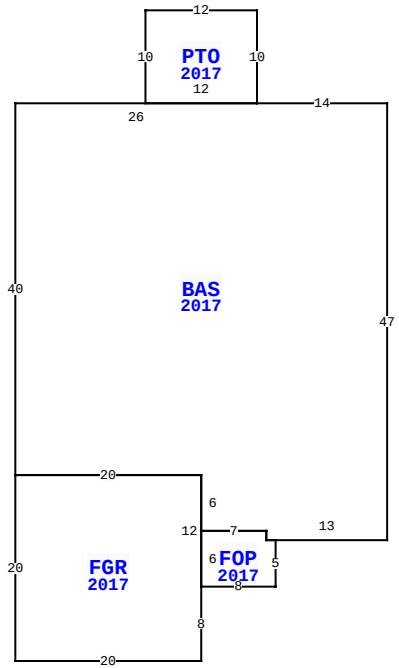
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,733	100	2017	1,733	193,605
FGR	400	55	2017	220	24,578
FOP	47	30	2017	14	1,564
PTO	120	5	2017	6	670
TOTALS	2,300			1,973	220,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,973	115.3509	115.35	227,586	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1733 HX Base Yr 2018



97744 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		220,417
TOTAL MARKET OB/XF VALUE		3,228
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		288,645
SOH/AGL Deduction		103,181
ASSESSED VALUE		185,464
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,742
TOTAL JUST VALUE		288,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701651	CO ISSUED	0	08/17/2017
B1701651	NEW CONSTR	215,937	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2143/0879	8/21/2017	WD	Q	I	01	184,200
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: ARROYO RAMON & MART						
2085/1102	11/21/2016	WD	Q	V	05	103,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N10 W12 S10 E12$ W26 S40 FGR=[YR=2017] S20 E20 N8 FOP=[YR=2017] E8 N5 W1 N1 W7 S6$ N12 W20$ E20 S6 E7 S1 E13 N47$.

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	17	3	51.00	SF	6.50	6.50	100	2017	2017	3	96	318	
2	0811	CONCRETE B	0	100	0	0	583.00	SF	5.20	5.20	100	2017	2017	3	96	2,910	

LAND DESCRIPTION

TOTAL OB/XF 3,228

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