LOT 502
IN OR 2158/1712
HERON ISLES PHASE TWO C-2

COVINGTON ARONA V/HILLIARD WILLIS C
97750 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0502-0000

BUILDING CHARACTERISTICS

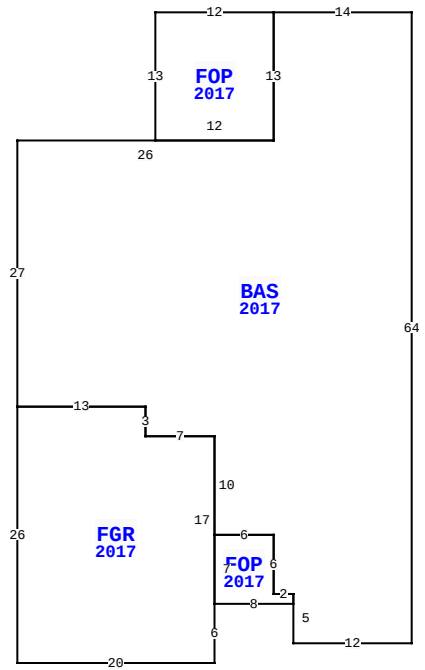
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2017	1,687	184,103
FGR	499	55	2017	274	29,901
FOP	44	30	2017	13	1,419
FOP	156	30	2017	47	5,129
TOTALS	2,386			2,021	220,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	112.6755	112.68	227,726	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1687 HX Base Yr 2018



97750 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		220,553
TOTAL MARKET OB/XF VALUE		3,210
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		288,763
SOH/AGL Deduction		103,224
ASSESSED VALUE		185,539
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,817
TOTAL JUST VALUE		288,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702312	CO ISSUED	0	10/06/2017
B1702312	NEW CONSTR	214,970	03/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1712	11/16/2017	WD	Q	I	01	178,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: COVINGTON ARONA V &						
2099/1837	2/06/2017	WD	Q	V	01	34,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FOP=[YR=2017] W12 S13 E12 N13$ S13 W26 S27 FGR=[YR=2017] S26 E20 N6 FOP=[YR=2017] E8 N1 W2 N6 W6 S7$ N17 W7 N3 W13$ E13 S3 E7 S10 E6 S6 E2 S5 E12 N64$.

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	16	3	48.00	SF	6.50	6.50	100	2017	2017	3	96	300	
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 3,210

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