LOT 504
IN OR 2124/1791
HERON ISLES PHASE TWO C-2

DONG CHENG QIU/JIANG XIAO YING
81279 KEEL CT
FERNANDINA BEACH, FL 32034

2025

37-3N-28-0743-0504-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

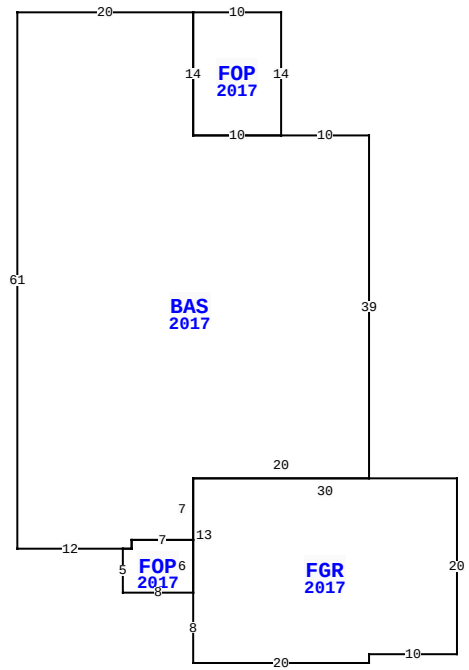
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,993	100	2017	1,993	231,202
FGR	620	55	2017	341	39,558
FOP	47	30	2017	14	1,624
FOP	140	30	2017	42	4,873
TOTALS	2,800			2,390	277,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,390	119.7756	119.78	286,274	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 0% - 0 Heated Area: 1993 HX Base Yr



97762 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	277,256
TOTAL MARKET OB/XF VALUE	4,603
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	346,859
SOH/AGL Deduction	12,281
ASSESSED VALUE	334,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,578
TOTAL JUST VALUE	346,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1633521	CO ISSUED	0	05/24/2017
B1633521	NEW CONSTR	256,384	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/1791	5/26/2017	WD	Q	I	02	213,700
GRANTOR: ADVANTAGE HOMES BUILD						
GRANTEE: DONG CHENG QIU & XI						
2082/1465	11/02/2016	WD	Q	V	01	34,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 FOP=[YR=2017] N14 W10 S14 E10$ W10 N14 W20 S61 E12 FOP=[YR=2017] S5 E8 FGR=[YR=2017] S8 E20 N1 E10 N20 W30 S13$ N6 W7 S1 W1$ E1 N1 E7 N7 E20 N39$.

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	0	17	3	51.00	SF	6.50	6.50	100	2017	2017	3	96	318	
2	0812	CONCRETE C	0	0	0	0	1,116.00	SF	4.00	4.00	100	2017	2017	3	96	4,285	

LAND DESCRIPTION

TOTAL OB/XF 4,603

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	0		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