

LOT 505
IN OR 2122/674
HERON ISLES PHASE TWO C-2

HAMILTON JEFFREY & MARCI ESTEP
96253 SOUTHERN LILY COURT
YULEE, FL 32097

2025

37-3N-28-0743-0505-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,761	100	2018	1,761	192,280
FGR	404	55	2018	222	24,240
FOP	28	30	2018	8	873
FSP	112	40	2018	45	4,913

TOTALS	2,305			2,036	222,307
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50
2	0810	CONCRETE A	0	0	0	0	623.00	SF	6.50
3	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

REVIEW DATE	01/29/2019	BY	KW
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	112.1610	112.16	228,358	2018	2018		0	0	2.65	97.35
1 SINGLE FAM - 0% - 0 Heated Area: 1761 HX Base Yr												
97768 ALBATROSS DR, YULEE												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

L N	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	15	3	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	
2	0810	CONCRETE A	0	0	0	0	623.00	SF	6.50	6.50	100	2018	2018	3	97	3,928	
3	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2018	2018	3	92	1,766	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

TOTAL OB/XF											6,254	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00		

Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										222,307									
TOTAL MARKET OB/XF VALUE										6,254									
TOTAL LAND VALUE - MARKET										65,000									
TOTAL MARKET VALUE										293,561									
SOH/AGL Deduction										12,245									
ASSESSED VALUE										281,316									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										281,316									
TOTAL JUST VALUE										293,561									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										283,692									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707426	CO ISSUED	0	07/03/2018
B1707426	NEW CONSTR	222,067	08/16/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2122/0674	5/24/2017	WD	U	V	37	30,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: HAMILTON JEFFREY &						
2106/0746	3/08/2017	WD	Q	V	05	162,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W25 FSP=[YR=2018] W14 S8 E14 N8\$ S8 W14 S36 FGR=[YR=2018] S16 E20 N5 FOP=[YR=2018] E7 N4 W7 S4\$ N17 W14 S6 W6\$ E6 N6 E14 S13 E7 S9 E12 N60\$.									