

LOT 506
HERON ISLES PHASE TWO C-2
PBK 8/132

YOH SAMUEL DAVID REVOCABLE LIVING TRUST/YOH SAMUEL
97771 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0743-0506-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	1,839	100	2017	1,839	205,999
FGR	420	55	2017	231	25,875
FOP	25	30	2017	8	896
FSP	120	40	2017	48	5,377
TOTALS	2,404			2,126	238,147

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,126	115.6596	115.66	245,893	2017	2017	0	0	3.15	96.85
1 SINGLE FAM - 100% - 2018 Heated Area: 1839 HX Base Yr 2018											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/13/2025 MLU											

97771 ALBATROSS DR, YULEE											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,147	
TOTAL MARKET OB/XF VALUE		6,712	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		309,859	
SOH/AGL Deduction		110,235	
ASSESSED VALUE		199,624	
TOTAL EXEMPTION VALUE		60,722	
BASE TAXABLE VALUE		138,902	
TOTAL JUST VALUE		309,859	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705336	CO ISSUED	0	12/21/2017
B1705336	NEW CONSTR	232,464	06/14/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2795/1600	6/20/2025	QC	U	I	11	100	
GRANTOR: YOH SAMUEL D							
GRANTEE: YOH SAMUEL DAVID RE							
2167/0204	12/22/2017	WD	Q	I	01	206,700	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: YOH SAMUEL D & MARY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W26 FSP=[YR=2017] N10 W12 S10 E12\$ W14 S48 E12 FOP=[YR=2017] S1 E7 FGR=[YR=2017] S16 E21 N20 W21 S4\$ N4 W6 S3 W1\$ E1 N3 E27 N45 \$.											