LOT 507
IN OR 2172/1757
HERON ISLES PHASE TWO C-2

COLLINS THELMIRA
97765 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0507-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 70
Interior Floo	11	CLAY TILE 30
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

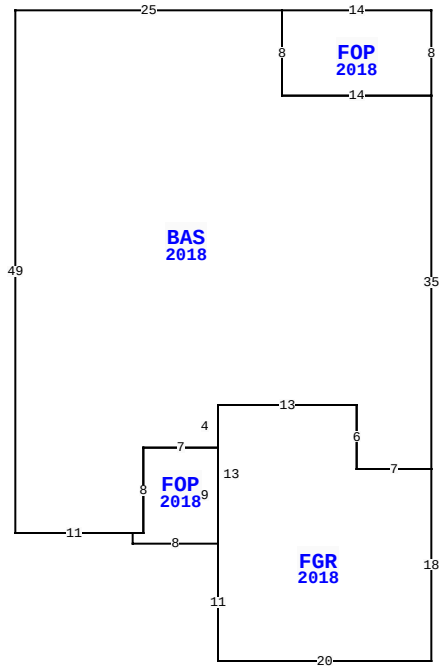
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,545	100	2018	1,545	179,885
FGR	438	55	2018	241	28,060
FOP	64	30	2018	19	2,212
FOP	112	30	2018	34	3,958
TOTALS	2,159			1,839	214,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	119.5950	119.60	219,944	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1545 HX Base Yr 2019



97765 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,115
TOTAL MARKET OB/XF VALUE		3,266
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		282,381
SOH/AGL Deduction		84,323
ASSESSED VALUE		198,058
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		142,336
TOTAL JUST VALUE		282,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703657	CO ISSUED	0	01/08/2018
B1703657	NEW CONSTR	199,997	04/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1757	1/25/2018	WD	Q	I	01	173,400
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: COLLINS THELMIRA						
2072/0082	9/14/2016	WD	Q	V	05	65,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

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	20	3	60.00	SF	6.50	6.50	100	2018	2018	3	97	378	
2	0810	CONCRETE A	0	100	0	0	458.00	SF	6.50	6.50	100	2018	2018	3	97	2,888	

BUILDING DIMENSIONS

FOP=[YR=2018] W14 BAS=[YR=2018] W25 S49 E11 FOP=[YR=2018] S1 E8 FGR=[YR=2018] S11 E20 N18 W7 N6 W13 S13$ N9 W7 S8 W1$ E1 N8 E7 N4 E13 S6 E7 N35 W14 N8$ S8 E14 N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,266

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