LOT 508
IN OR 2181/956
HERON ISLES PHASE TWO C-2

NELSON DERRY L
97759 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0743-0508-0000

BUILDING CHARACTERISTICS

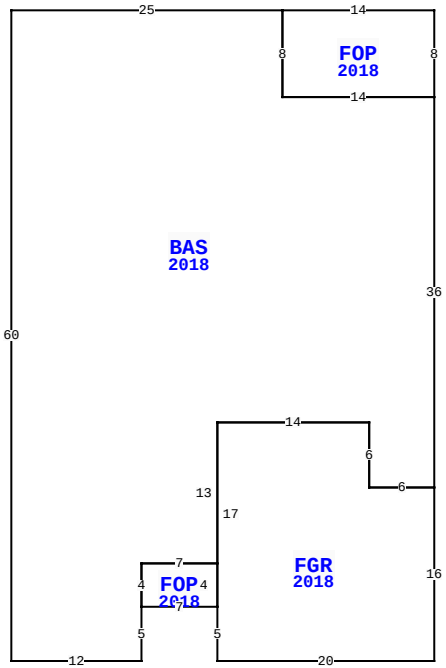
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,761	100	2018	1,761	199,154
FGR	404	55	2018	222	25,107
FOP	28	30	2018	8	904
FOP	112	30	2018	34	3,845
TOTALS	2,305			2,025	229,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	116.1741	116.17	235,244	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1761 HX Base Yr 2019



97759 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		229,010
TOTAL MARKET OB/XF VALUE		3,796
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		297,806
SOH/AGL Deduction		95,840
ASSESSED VALUE		201,966
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,244
TOTAL JUST VALUE		297,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703659	CO ISSUED	0	03/05/2018
B1703659	NEW CONSTR	219,937	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2181/0956	3/01/2018	WD	Q	I	01	194,200
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: NELSON DERRY L						
2072/0082	9/14/2016	WD	Q	V	05	65,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W14 BAS=[YR=2018] W25 S60 E12 N5
FOP=[YR=2018] E7 FGR=[YR=2018] S5 E20 N16 W6 N6 W14 S17$ N4 W7 S4$ N4 E7 N13 E14 S6 E6 N36 W14 N8$ S8 E14 N8$.

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	14	3	42.00	SF	6.50	6.50	100	2018	2018	3	97	265	
2	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	2018	2018	3	97	3,531	

LAND DESCRIPTION

TOTAL OB/XF 3,796

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 01/29/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS