LOT 509
IN OR 2147/1222
HERON ISLES PHASE TWO C-2

HARDWICK HUNTER A
97753 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0743-0509-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

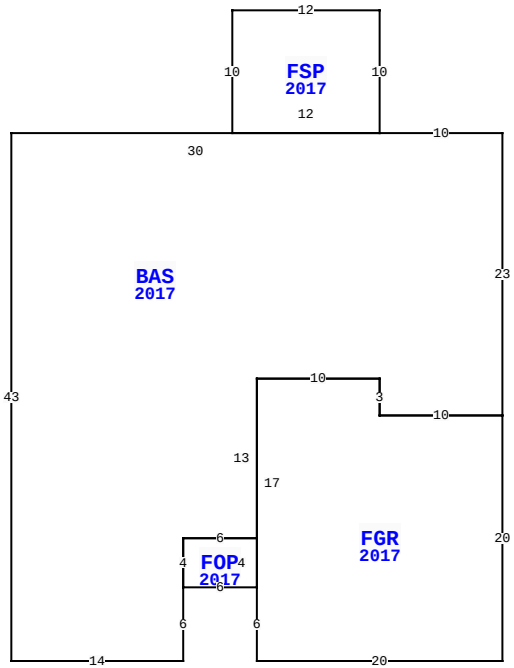
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,230	100	2017	1,230	147,871
FGR	430	55	2017	236	28,372
FOP	24	30	2017	7	842
FSP	120	40	2017	48	5,770
TOTALS	1,804			1,521	182,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,521	124.1289	124.13	188,802	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1230 HX Base Yr 2018



97753 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		182,855
TOTAL MARKET OB/XF VALUE		7,263
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		255,118
SOH/AGL Deduction		92,108
ASSESSED VALUE		163,010
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,288
TOTAL JUST VALUE		255,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703656	CO ISSUED	0	09/18/2017
B1703656	NEW CONSTR	160,876	04/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/1222	9/20/2017	WD	Q	I	01	165,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: HARDWICK HUNTER A						
2088/0403	12/07/2016	WD	Q	V	01	32,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 FSP=[YR=2017] N10 W12 S10 E12$ W30 S43 E14 N6 FOP=[YR=2017] E6 FGR=[YR=2017] S6 E20 N20 W10 N3 W10 S17$ N4 W6 S4$ N4 E6 N13 E10 S3 E10 N23$.

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	15	3	45.00	SF	6.50	6.50	100	2017	2017	3	96	281	
2	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	100	2017	2017	3	96	2,835	
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2017	2017	3	90	4,147	

LAND DESCRIPTION

TOTAL OB/XF 7,263

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