LOT 511
IN OR 2165/538
HERON ISLES PHASE TWO C-2

LAYTON ANTHONY W & LYNN A
1108 S MARSH WIND WAY
PONTE VEDRA, FL 32082

2025

37-3N-28-0743-0511-0000

BUILDING CHARACTERISTICS

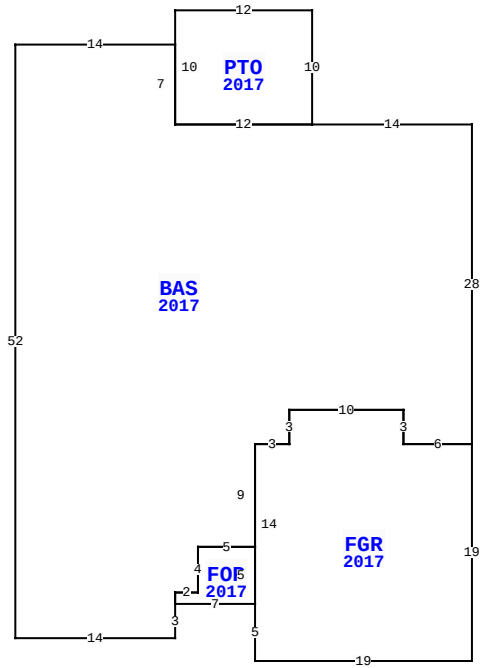
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,497	100	2017	1,497	171,720
FGR	391	55	2017	215	24,663
FOP	27	30	2017	8	918
PTO	120	5	2017	6	689
TOTALS	2,035			1,726	197,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	118.4400	118.44	204,427	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 0% - 0 Heated Area: 1497 HX Base Yr



97741 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	197,988
TOTAL MARKET OB/XF VALUE	3,060
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	266,048
SOH/AGL Deduction	10,859
ASSESSED VALUE	255,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,189
TOTAL JUST VALUE	266,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705334	CO ISSUED	0	12/05/2017
B1705334	NEW CONSTR	189,854	06/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/0538	12/12/2017	WD	Q	I	01	174,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: LAYTON ANTHONY W &						
2115/0544	4/20/2017	WD	Q	V	01	34,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N10 W12 S10 E12$ W12 N7 W14 S52 E14 N3 FOP=[YR=2017] E7 FGR=[YR=2017] S5 E19 N19 W6 N3 W10 S3 W3 S14$ N5 W5 S4 W2 S1$ N1 E2 N4 E5 N9 E3 N3 E10 S3 E6 N28$.

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	0	12	3	36.00	SF	6.50	6.50	100	2017	2017	3	96	225	
2	0811	CONCRETE B	0	0	0	0	568.00	SF	5.20	5.20	100	2017	2017	3	96	2,835	

LAND DESCRIPTION

TOTAL OB/XF 3,060

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	0		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