

LOT 513
IN OR 2089/1122
HERON ISLES PHASE TWO C-2

BROWN SHAMIR C
97729 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0513-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 Floor	11	CLAY TILE 50
Interior Floor	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
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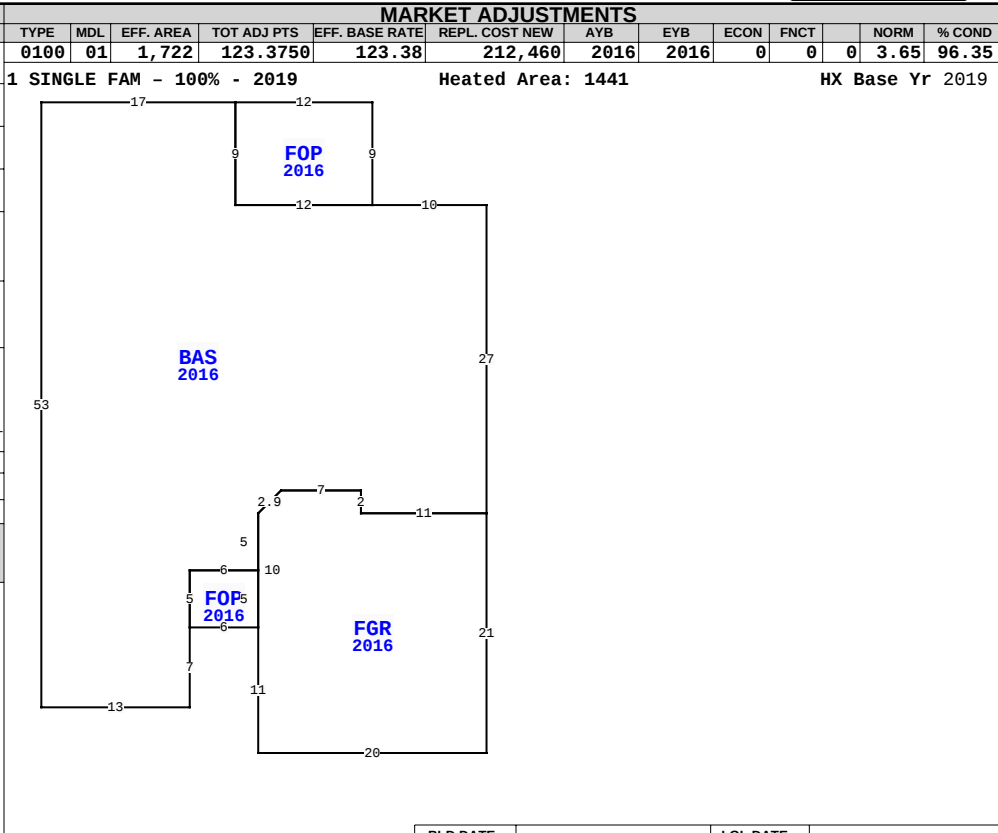
NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100	2016	1,441	171,302
FGR	436	55	2016	240	28,530
FOP	30	30	2016	9	1,069
FOP	108	30	2016	32	3,804
TOTALS	2,015			1,722	204,705

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0811	CONCRETE B	0	100	0 0
2	0476	VF 6 SBPL	0	100	0 0
3	0470	VNYL GATE	0	100	0 0

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



97729 ALBATROSS DR, YULEE	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2016	2016	3	95	3,394	
32.00	100	2017	2017	3	90	3,456	
300.00	100	2017	2017	3	90	270	

TOTAL OB/XF									
7,120									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		204,705	
TOTAL MARKET OB/XF VALUE		7,120	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		276,825	
SOH/AGL Deduction		88,986	
ASSESSED VALUE		187,839	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		137,117	
TOTAL JUST VALUE		276,825	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,023	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632138	CO ISSUED	0	12/07/2016
B1632138	NEW CONSTR	183,378	04/21/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/1122	12/15/2016	WD	Q	I	01	166,400
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: BROWN SHAMIR C						
2035/0016	3/15/2016	WD	Q	V	01	32,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W10 FOP=[YR=2016] N9 W12 S9 E12 \$ W12 N9 W17 S53 E13 N7 FOP=[YR=2016] E6 FGR=[YR=2016] S11 E20 N21 W11 N2 W7 D2 L2 S10 \$N5 W6 S5 \$ N5 E6 N5 U2 R2 E7 S2 E11 N27 \$.									