LOT 515
HERON ISLES PHASE TWO C-2
PBK 8/132

ROSS APRIL E
97717 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0515-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	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

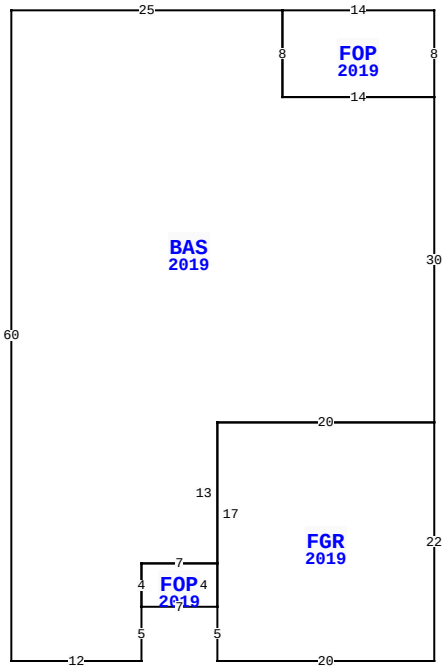
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	2019	1,725	191,348
FGR	440	55	2019	242	26,844
FOP	28	30	2019	8	888
FOP	112	30	2019	34	3,771
TOTALS	2,305			2,009	222,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,009	113.1900	113.19	227,399	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1725 HX Base Yr 2024



97717 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		222,851
TOTAL MARKET OB/XF VALUE		3,230
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		291,081
SOH/AGL Deduction		1,745
ASSESSED VALUE		289,336
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,614
TOTAL JUST VALUE		291,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905497	CO ISSUED	0	01/23/2020
B1905497	NEW CONSTR	236,535	05/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/0533	4/03/2023	WD	Q	I	01	325,000
GRANTOR: POORE BAYLEE L & JACO						
GRANTEE: ROSS APRIL E						
2346/1349	3/12/2020	WD	Q	I	01	242,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: POORE BAYLEE L & JA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W14 BAS=[YR=2019] W25 S60 E12 N5
FOP=[YR=2019] E7 FGR=[YR=2019] S5 E20 N22 W20 S17$ N4 W7 S4$ N4 E7 N13 E20 N30 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	15	3	45.00	SF	6.50	6.50	100	2019	2019	3	97	284	
2	0811	CONCRETE B	0	100	0	0	584.00	SF	5.20	5.20	100	2019	2019	3	97	2,946	

LAND DESCRIPTION

TOTAL OB/XF 3,230

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	000134	C	RES POND	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 12/15/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS