LOT 516
HERON ISLES PHASE TWO C-2
PBK 8/132

WILLIAMS LINDA
97711 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0743-0516-0000

BUILDING CHARACTERISTICS

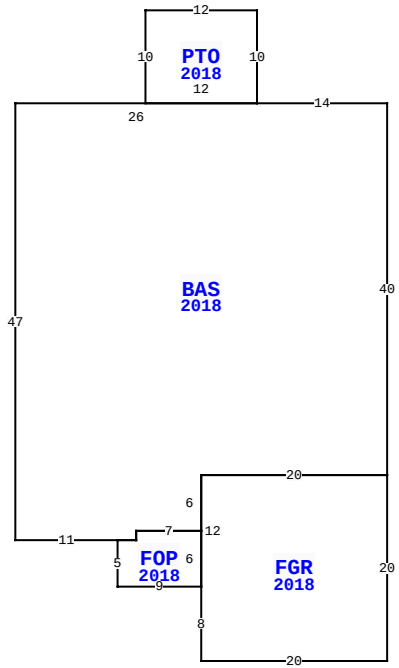
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,733	100	2018	1,733	196,696
FGR	400	55	2018	220	24,970
FOP	52	30	2018	16	1,816
PTO	120	5	2018	6	681
TOTALS	2,305			1,975	224,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	116.5857	116.59	230,265	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2021 Heated Area: 1733 HX Base Yr 2021



97711 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		224,163
TOTAL MARKET OB/XF VALUE		3,651
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		292,814
SOH/AGL Deduction		206,610
ASSESSED VALUE		86,204
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,482
TOTAL JUST VALUE		292,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706903	CO ISSUED	0	03/01/2018
B1706903	NEW CONSTR	215,937	08/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/0271	8/17/2020	WD	Q	I	01	240,000
GRANTOR: ANDERSEN SUMMER M & P						
GRANTEE: WILLIAMS LINDA						
2181/1918	3/02/2018	WD	Q	I	02	190,300
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: ANDERSEN SUMMER M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 PTO=[YR=2018] N10 W12 S10 E12$ W26 S47 E11 FOP=[YR=2018] S5 E9 FGR=[YR=2018] S8 E20 N20 W20 S12$ N6 W7 S1 W2$ E2 N1 E7 N6 E20 N40$.

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	12	3	36.00	SF	6.50	6.50	100	2018	2018	3	97	227	
2	0810	CONCRETE A	0	100	0	0	543.00	SF	6.50	6.50	100	2018	2018	3	97	3,424	

LAND DESCRIPTION

TOTAL OB/XF 3,651

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 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