LOT 517
IN OR 2144/1751
HERON ISLES PHASE TWO C-2

GOTSCHALL CHRISTOPHER R & SHERRIN M
97703 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0743-0517-0000

BUILDING CHARACTERISTICS

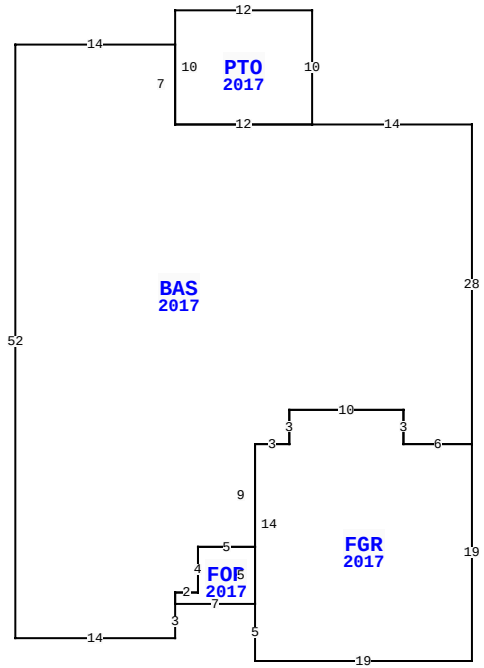
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 – 100% - 2018 Heated Area: 1497 HX Base Yr 2018



97703 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		3,280
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		266,268
SOH/AGL Deduction		95,819
ASSESSED VALUE		170,449
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,727
TOTAL JUST VALUE		266,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702717	CO ISSUED	0	08/29/2017
B1702717	NEW CONSTR	189,854	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/1751	8/31/2017	WD	Q	I	01	180,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: GOTSCHALL CHRISTOPH						
2085/1102	11/21/2016	WD	Q	V	05	103,500
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	100	12	3	36.00	SF	6.50	6.50	100	2017	2017	3	96	225	
2	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	5.20	100	2017	2017	3	96	3,055	

LAND DESCRIPTION

TOTAL OB/XF 3,280

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 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