LOT 518
IN OR 2148/1065
HERON ISLES PHASE TWO C-2

KIM YOUNG SIK & YOUNG SOON
97695 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0743-0518-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

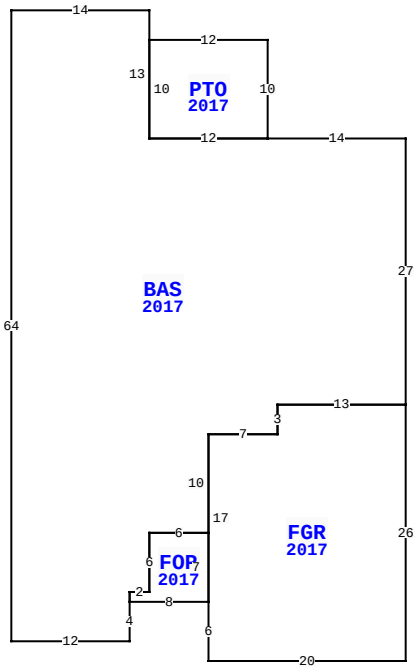
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,687	100	2017	1,687	186,276
FGR	499	55	2017	274	30,255
FOP	44	30	2017	13	1,435
PTO	120	5	2017	6	662
TOTALS	2,350			1,980	218,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,980	114.0132	114.01	225,740	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1687 HX Base Yr 2018



97695 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		218,629
TOTAL MARKET OB/XF VALUE		3,135
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		286,764
SOH/AGL Deduction		125,960
ASSESSED VALUE		160,804
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		60,082
TOTAL JUST VALUE		286,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702174	CO ISSUED	0	09/01/2017
B1702714	NEW CONSTR	212,712	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2148/1065	9/22/2017	WD	Q	I	01	172,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: KIM YOUNG SIK & YOU						
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 N13 W14 S64 E12 N4 FOP=[YR=2017] E8 FGR=[YR=2017] S6 E20 N26 W13 S3 W7 S17$ N7 W6 S6 W2 S1$ N1 E2 N6 E6 N10 E7 N3 E13 N27$.

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	16	3	48.00	SF	6.50	6.50	100	2017	2017	3	96	300	
2	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	100	2017	2017	3	96	2,835	

LAND DESCRIPTION

TOTAL OB/XF 3,135

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