LOT 520
HERON ISLES PHASE TWO C-2
PBK 8/132

GRAY RICHARD M & DIANE H
97681 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0743-0520-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

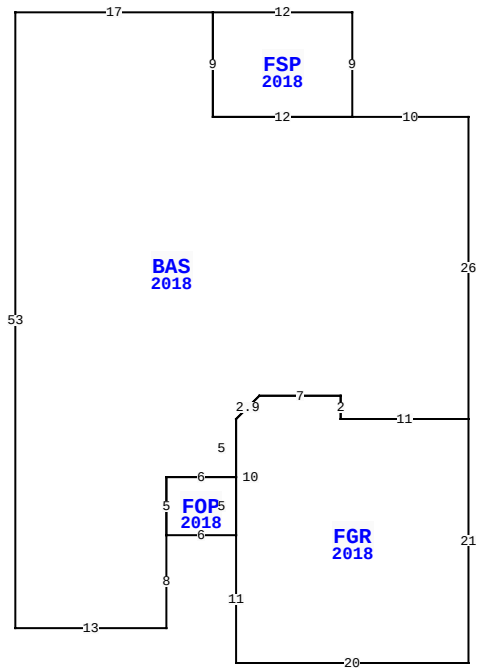
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,415	100	2018	1,415	171,830
FGR	436	55	2018	240	29,145
FOP	30	30	2018	9	1,093
FSP	108	40	2018	43	5,222
TOTALS	1,989			1,707	207,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,707	124.7400	124.74	212,931	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2020 Heated Area: 1415 HX Base Yr 2020



97681 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		207,288
TOTAL MARKET OB/XF VALUE		3,902
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		276,190
SOH/AGL Deduction		82,619
ASSESSED VALUE		193,571
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,849
TOTAL JUST VALUE		276,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710498	CO ISSUED	0	12/12/2018
B1710498	NEW CONSTR	185,322	11/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/1370	12/14/2018	WD	Q	I	02	178,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: GRAY RICHARD M & DI						
2106/0746	3/08/2017	WD	Q	V	05	162,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W10 FSP=[YR=2018] N9 W12 S9 E12$ W12 N9 W17 S53 E13 N8 FOP=[YR=2018] E6 FGR=[YR=2018] S11 E20 N21 W11 N2 W7 L2 D2 S10$ N5 W6 S5$ N5 E6 N5 U2 R2 E7 S2 E11 N26 $.

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	20	3	60.00	SF	6.50	6.50	100	2018	2018	3	97	378	
2	0810	CONCRETE A	0	100	0	0	559.00	SF	6.50	6.50	100	2018	2018	3	97	3,524	

LAND DESCRIPTION

TOTAL OB/XF 3,902

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