LOT 521
HERON ISLES PHASE TWO C-2
PBK 8/132

HAGINS WILLIAM DAVID/OGILVIE ALEXIS PAIGE
97669 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0743-0521-0000

BUILDING CHARACTERISTICS

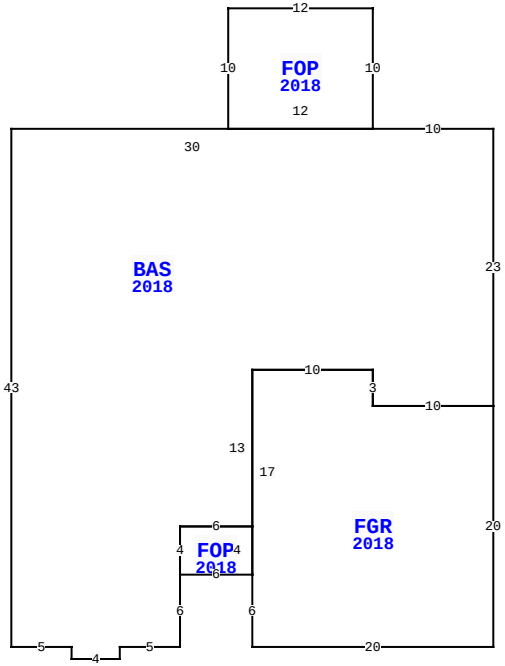
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,234	100	2018	1,234	147,447
FGR	430	55	2018	236	28,199
FOP	24	30	2018	7	836
FOP	120	30	2018	36	4,302
TOTALS	1,808			1,513	180,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,513	122.7366	122.74	185,706	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1234 HX Base Yr 2019



97669 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		180,785
TOTAL MARKET OB/XF VALUE		4,029
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		249,814
SOH/AGL Deduction		82,410
ASSESSED VALUE		167,404
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,682
TOTAL JUST VALUE		249,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804651	CO ISSUED	0	12/19/2018
B1804651	NEW CONSTR	166,290	05/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1776	8/11/2021	QC	U	I	11	100
GRANTOR: HAGINS WILLIAM DAVID						
GRANTEE: HAGINS WILLIAM D &						
2245/1238	12/21/2018	WD	Q	I	01	160,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: HAGINS WILLIAM DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W10 FOP=[YR=2018] N10 W12 S10 E12$ W30 S43 E5 S1 E4 N1 E5 N6 FOP=[YR=2018] E6 FGR=[YR=2018] S6 E20 N20 W10 N3 W10 S17$ N4 W6 S4$ N4 E6 N13 E10 S3 E10 N23$.

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	2018	2018	3	97	303	
2	0810	CONCRETE A	0	100	0	0	591.00	SF	6.50	6.50	100	2018	2018	3	97	3,726	

LAND DESCRIPTION

TOTAL OB/XF 4,029

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