LOT 526
HERON ISLES PHASE TWO C-2
PBK 8/132

CALHOUN PEGGIE L
P O BOX 15293
FERNANDINA BEACH, FL 32035

2025

37-3N-28-0743-0526-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

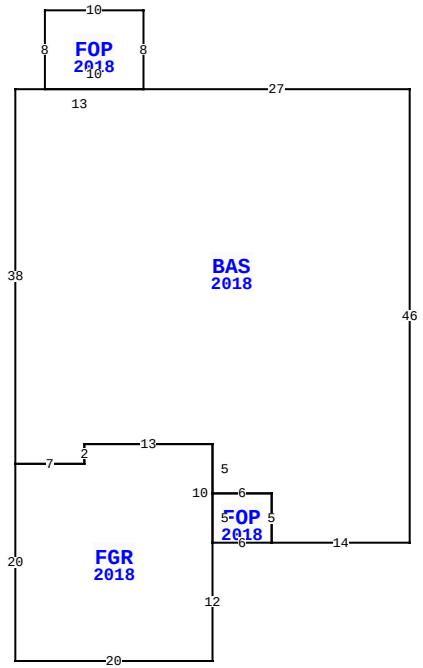
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,624	100	2018	1,624	181,558
FGR	426	55	2018	234	26,161
FOP	30	30	2018	9	1,007
FOP	80	30	2018	24	2,683
TOTALS	2,160			1,891	211,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	114.8364	114.84	217,162	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2020 Heated Area: 1624 HX Base Yr 2020



97621 ALBATROSS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,407
TOTAL MARKET OB/XF VALUE		4,041
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		280,448
SOH/AGL Deduction		83,912
ASSESSED VALUE		196,536
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,814
TOTAL JUST VALUE		280,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805038	CO ISSUED	0	01/08/2019
B1805038	NEW CONSTR	215,494	05/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2253/0716	1/31/2019	WD	Q	I	01	209,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CALHOUN PEGGIE L						
2190/0858	4/12/2018	WD	Q	V	01	40,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W27 FOP=[YR=2018] N8 W10 S8 E10$ W13 S38
FGR=[YR=2018] S20 E20 N12 FOP=[YR=2018] E6 N5 W6 S5$ N10
W13 S2 W7$ E7 N2 E13 S5 E6 S5 E14 N46$.

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	22	3	66.00	SF	6.50	6.50	100	2018	2018	3	97	416	
2	0810	CONCRETE A	0	100	0	0	575.00	SF	6.50	6.50	100	2018	2018	3	97	3,625	

LAND DESCRIPTION

TOTAL OB/XF 4,041

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	000100	C	RES	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