

LOT 452
IN OR 2216/861
HERON ISLES PHASE TWO C-3

HINCZYNSKI STEVEN
97480 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0741-0452-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,840	100
FGR	420	55
FOP	42	30
FSP	200	40
PTO	890	5
TOTALS	3,392	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,208	113.4840	119.16	263,105	2018	2018	0	0	3.00	97.00

1 SINGLE FAM

100% - 2019

Heated Area: 1840

HX Base Yr 2019

The floor plan diagram illustrates a residential layout with several distinct areas, each labeled with a code and year. The areas are: PTO 2021 (top right), FSP 2021 (middle right), BAS 2018 (large central area), FOP 2018 (bottom left), and FGR 2018 (bottom right). Dimensions are provided for each section, indicating the size and shape of the areas. The layout includes a large central area (BAS 2018) and several smaller rooms and corridors (PTO 2021, FSP 2021, FOP 2018, FGR 2018). The overall shape is irregular, with multiple rooms and corridors. The dimensions are provided in feet, and the areas are labeled with their respective codes and years.

BLD DATE	LGL DATE
XF DATE	LAND DATE

05/13/2025

MLU