LOT 455
HERON ISLES PHASE TWO C-3
PBK 8/180

BRESHEARS JAKE I & NIKKI SKYE
97492 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0741-0455-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

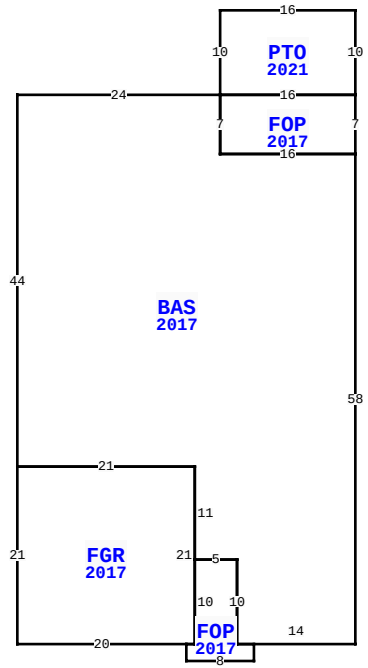
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2017	1,997	223,871
FGR	441	55	2017	243	27,241
FOP	66	30	2017	20	2,242
FOP	112	30	2017	34	3,812
PTO	160	5	2021	8	896
TOTALS	2,776			2,302	258,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,302	110.6420	116.17	267,423	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2024 Heated Area: 1997 HX Base Yr 2024



97492 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		258,063
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		323,063
SOH/AGL Deduction		0
ASSESSED VALUE		323,063
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		271,652
TOTAL JUST VALUE		323,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706608	CO ISSUED	0	11/30/2017
B1706608	NEW CONSTR	251,601	07/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1045	12/22/2021	WD	Q	I	01	360,000
GRANTOR: SPYKER JOHN D						
GRANTEE: BRESHEARS JAKE IRWI						
2162/1932	11/30/2017	SW	Q	I	01	235,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SPYKER JOHN D						

BUILDING NOTES

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

BUILDING DIMENSIONS

PTO=[YR=2021] N10 W16 S10 E16$ FOP=[YR=2017] W16
BAS=[YR=2017] W24 S44 FGR=[YR=2017] S21 E20 FOP=[YR=2017]
S2 E8 N2 W2 N10 W5 S10 W1$ E1 N21 W21$ E21 S11 E5 S10 E14 N58
W16 N7$ S7 E16 N7$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS