

LOT 456
IN OR 2175/305
HERON ISLES PHASE TWO C-3

MARQUEZ IRAYS
97496 ALBATROSS DRIVE
YULEE, FL 32097

2026

37-3N-28-0741-0456-0000



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	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	1,085	100	2018	1,085	114,570
FGR	399	55	2018	219	23,125
FOP	46	30	2018	14	1,478
FUS	1,333	100	2018	1,333	140,757
STR	77	10	2018	8	845
UOP	198	20	2024	40	4,223
TOTALS	3,138			2,699	284,999

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,699	103.6800	108.86	293,813	2018	2018	0	0	3.00	97.00
1 SINGLE FAM 100% - 2019				Heated Area: 2418				HX Base Yr 2019			