

LOT 458
IN OR 2172/576
HERON ISLES PHASE TWO C-3

OSBORNE ROBERT & LARISA A
97504 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0741-0458-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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
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NEIGHBORHOOD/LOC	4038.00
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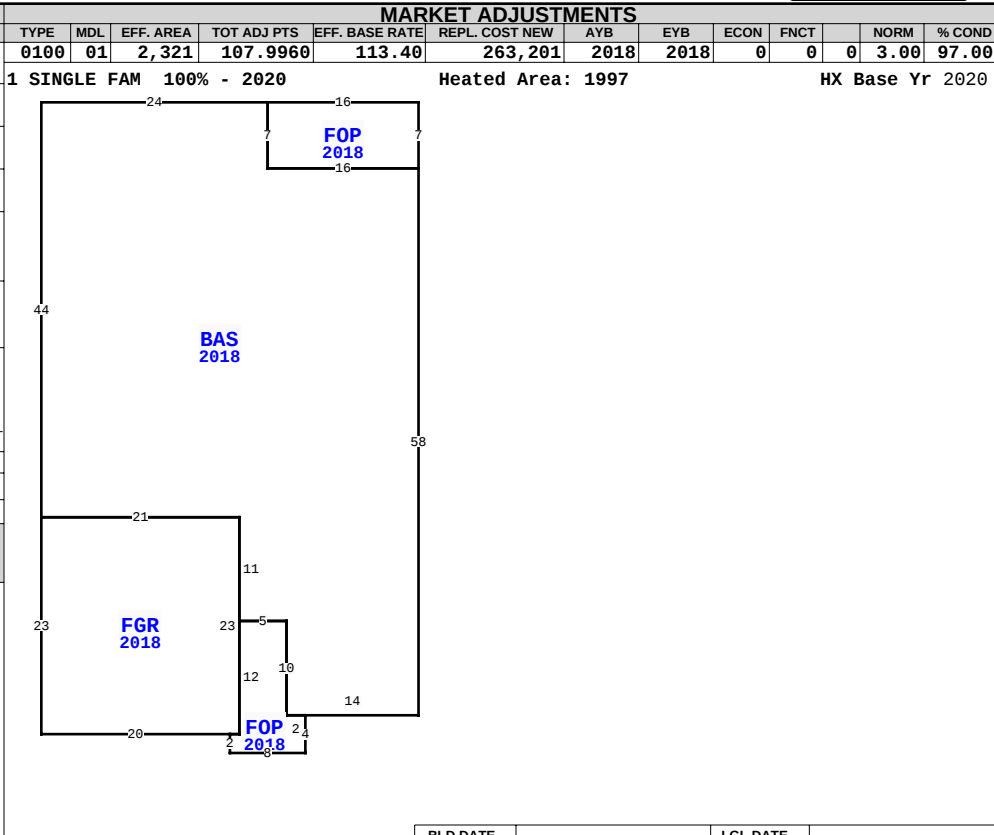
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2018	1,997	219,666
FGR	483	55	2018	266	29,259
FOP	80	30	2018	24	2,640
FOP	112	30	2018	34	3,740
TOTALS	2,672			2,321	255,305

EXTRA FEATURES					
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L N	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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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	03/14/2024	BY	KBA
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97504 ALBATROSS DR, YULEE	BLD DATE		LGL DATE	05/13/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF																	
47,500																	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					255,305				
TOTAL MARKET OB/XF VALUE					47,500				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					367,805				
SOH/AGL Deduction					104,362				
ASSESSED VALUE					263,443				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					212,032				
TOTAL JUST VALUE					367,805				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					364,476				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802849	SWIM POOL	40,100	04/01/2018
C1708296	CO ISSUED	0	01/19/2018
B1708296	NEW CONSTR	253,832	09/20/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2172/0576	1/19/2018	SW	Q	I	01	248,800			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: OSBORNE ROBERT & LA									
2132/0395	7/07/2017	SW	Q	V	05	262,500			
GRANTOR: HERON ISLES JOINT VEN									
GRANTEE: KB HOME JACKSONVILL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W16 BAS=[YR=2018] W24 S44 FGR=[YR=2018] S23 E20									
FOP=[YR=2018] S2 E8 N4 W2 N10 W5 S12 W1\$ E1 N23 W21\$ E21 S11									
E5 S10 E14 N58 W16 N7\$ S7 E16 N7\$.									