LOT 460
HERON ISLES PHASE TWO C-3
PBK 8/180

FORGIE DANA W
97512 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0741-0460-0000

BUILDING CHARACTERISTICS

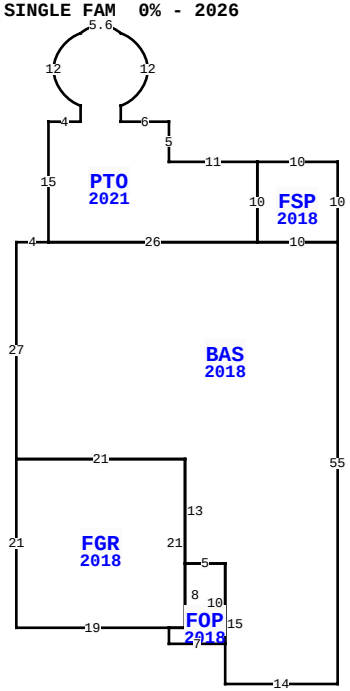
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,537	100	2018	1,537	168,754
FGR	441	55	2018	243	26,680
FOP	54	30	2018	16	1,757
FSP	100	40	2018	40	4,392
PTO	438	5	2021	22	2,415
TOTALS	2,570			1,858	203,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	107.8000	113.19	210,307	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2026 Heated Area: 1537 HX Base Yr



97512 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	203,998
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	268,998
SOH/AGL Deduction	0
ASSESSED VALUE	268,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,998
TOTAL JUST VALUE	268,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708765	CO ISSUED	0	01/22/2018
B1708765	NEW CONSTR	198,507	10/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2836/1950	12/19/2025	WD	Q	I	01	320,000
GRANTOR: COUCH WAYNE F & EDNA						
GRANTEE: FORGIE DANA W						
2820/807	9/16/2025	LE	U	I	11	100
GRANTOR: COUCH WAYNE F						
GRANTEE: COUCH WAYNE FREDERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-10,10] W26 W4 S27 E21 S13 E5 S15 E14 N55 W10 $
FGR=[YR=2018;ORIG=-40,37] S21 E19 E2 N21 W21 $
FSP=[YR=2018;ORIG=0,0] W10 S10 E10 N10 $
FOP=[YR=2018;ORIG=-21,58] S2 E7 N10 W5 S8 W2 $
PTO=[YR=2021;ORIG=-10,0] W11 N5 W6 N2 N9F147 W5F90 S9F147 S2 W4 S15 E26 N10 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		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