LOT 462
IN OR 2162/266
HERON ISLES PHASE TWO C-3

OWENS DONALD & LUISITA L
97520 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0741-0462-0000

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 100
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

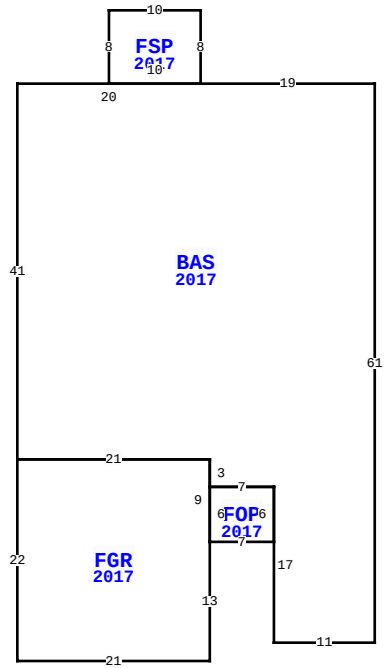
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	2017	1,840	221,080
FGR	462	55	2017	254	30,519
FOP	42	30	2017	13	1,562
FSP	80	40	2017	32	3,845
TOTALS	2,424			2,139	257,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,139	118.5800	124.51	266,327	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2024 Heated Area: 1840 HX Base Yr



97520 ALBATROSS DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,006
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		322,006
SOH/AGL Deduction		0
ASSESSED VALUE		322,006
TOTAL EXEMPTION VALUE	13	322,006
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		322,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706610	CO ISSUED	0	11/27/2017
B1706610	NEW CONSTR	232,087	07/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2162/0266	11/29/2017	SW	Q	I	02	243,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: OWENS DONALD & LUIS						
2132/0395	7/07/2017	SW	Q	V	05	262,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FSP=[YR=2017] N8 W10 S8 E10$ W20 S41
FGR=[YR=2017] S22 E21 N13 FOP=[YR=2017] E7 N6 W7 S6$ N9
W21$ E21 S3 E7 S17 E11 N61$.

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

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