LOT 467
IN OR 2194/956
HERON ISLES PHASE TWO C-3

LAMBERT JONATHAN & MARYANNE
97540 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0741-0467-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

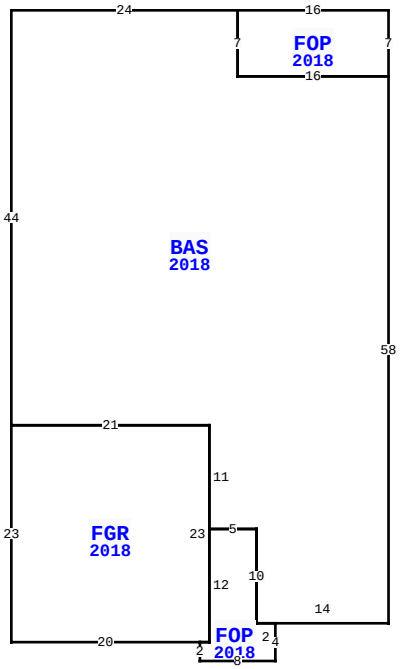
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2018	1,997	218,852
FGR	483	55	2018	266	29,151
FOP	80	30	2018	24	2,631
FOP	112	30	2018	34	3,726
TOTALS	2,672			2,321	254,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,321	107.6040	112.98	262,227	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 1997 HX Base Yr 2019



97540 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		254,360
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		319,360
SOH/AGL Deduction		98,338
ASSESSED VALUE		221,022
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,611
TOTAL JUST VALUE		319,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800241	CO ISSUED	0	04/30/2018
B1800241	NEW CONSTR	258,913	01/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/0956	4/30/2018	SW	Q	I	01	245,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LAMBERT JONATHAN &						
2164/0368	12/13/2017	SW	Q	V	05	300,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

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$.

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