LOT 471
IN OR 2188/1850
HERON ISLES PHASE TWO C-3

HUBBS DANIEL B & MARTHA L REV TRUST/HUBBS DANIEL B
97556 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0741-0471-0000

BUILDING CHARACTERISTICS

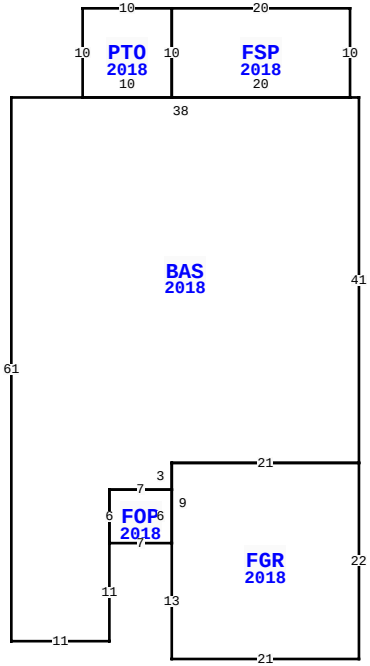
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2018	1,840	199,826
FGR	462	55	2018	254	27,585
FOP	42	30	2018	13	1,411
FSP	200	40	2018	80	8,688
PTO	100	5	2018	5	543
TOTALS	2,644			2,192	238,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	106.6240	111.96	245,416	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 1840 HX Base Yr 2019



97556 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		238,054
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		303,054
SOH/AGL Deduction		93,642
ASSESSED VALUE		209,412
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,001
TOTAL JUST VALUE		303,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1711192	CO ISSUED	0	04/02/2018
B1711192	NEW CONSTR	239,488	12/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/1850	3/30/2018	SW	Q	I	02	219,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DANIEL B HUBBS & MA						
2153/0597	10/18/2017	SW	Q	V	05	300,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W1 FSP=[YR=2018] N10 W20 PTO=[YR=2018] W10 S10 E10 N10$ S10 E20$ W38 S61 E11 N11 FOP=[YR=2018] E7 FGR=[YR=2018] S13 E21 N22 W21 S9$ N6 W7 S6$ N6 E7 N3 E21 N41$.

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