LOT 472
HERON ISLES PHASE TWO C-3
PBK 8/180

CITINO BRIAN & KATY
97560 ALBATROSS DRIVE
YULEE, FL 32097

2026

37-3N-28-0741-0472-0000

BUILDING CHARACTERISTICS

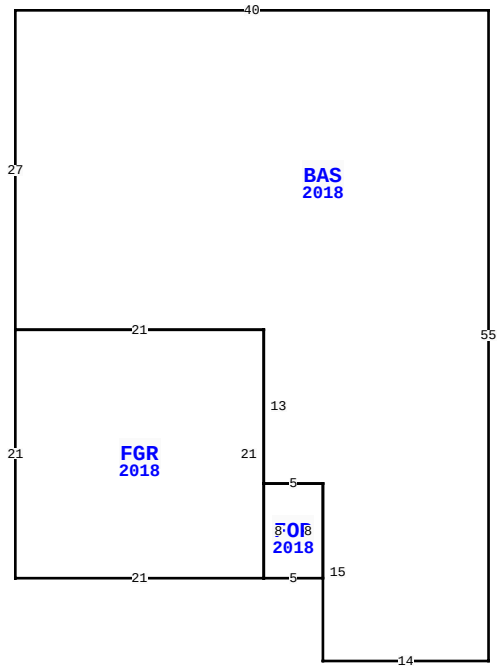
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,537	100	2018	1,537	173,451
FGR	441	55	2018	243	27,423
FOP	40	30	2018	12	1,354
TOTALS	2,018			1,792	202,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	110.8000	116.34	208,481	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2025 Heated Area: 1537 HX Base Yr



97560 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	202,227
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	267,227
SOH/AGL Deduction	0
ASSESSED VALUE	267,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,227
TOTAL JUST VALUE	267,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801643	CO ISSUED	0	07/19/2018
B1801643	NEW CONSTR	218,868	02/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
202645013552	4/16/2026	WD	Q	I	01	344,000
GRANTOR: MEYERS SANDRINE & HOW						
GRANTEE: CITINO BRIAN & KATY						
2705/1198	3/28/2024	WD	Q	I	01	329,000
GRANTOR: GOAD KAREN D & TIMOTH						
GRANTEE: MEYERS SANDRINE & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S27 FGR=[YR=2018] S21 E21 FOP=[YR=2018] E5 N8 W5 S8$ N21 W21$ E21 S13 E5 S15 E14 N55$.

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	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