LOT 473
HERON ISLES PHASE TWO C-3
PBK 8/180

HAMEL JEAN-FRANCOIS/SYLVAIN ANNIE
97564 ALBATROSS DRIVE
YULEE, FL 32097

2026

37-3N-28-0741-0473-0000

BUILDING CHARACTERISTICS

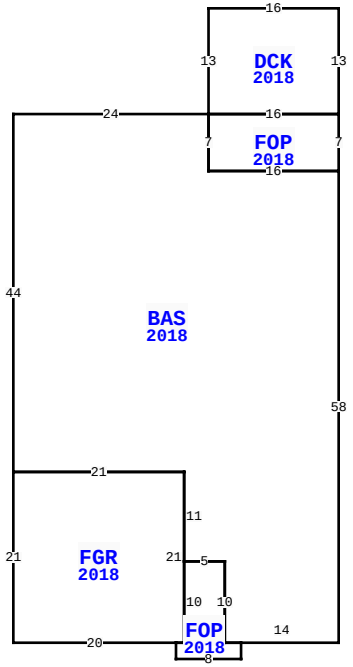
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	225,633
DCK	208	10	2018	21	2,373
FGR	441	55	2018	243	27,456
FOP	66	30	2018	20	2,260
FOP	112	30	2018	34	3,841
TOTALS	2,824			2,315	261,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	110.9360	116.48	269,651	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2025 Heated Area: 1997 HX Base Yr



97564 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	261,561
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	326,561
SOH/AGL Deduction	0
ASSESSED VALUE	326,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,561
TOTAL JUST VALUE	326,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800807	CO ISSUED	0	05/31/2018
B1800807	NEW CONSTR	256,640	01/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1645	5/27/2024	WD	Q	I	01	420,000
GRANTOR: HOFFMAN BRUCE & JAN						
GRANTEE: HAMEL JEAN-FRANCOIS						
2201/1766	5/30/2018	SW	Q	I	01	263,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HOFFMAN BRUCE & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2018] W16 S13 BAS=[YR=2018] W24 S44 FGR=[YR=2018] S21 E20 FOP=[YR=2018] S2 E8 N2 W2 N10 W5 S10 W1$ E1 N21 W21$ E21 S11 E5 S10 E14 N58 FOP=[YR=2018] N7 W16 S7 E16$ W16 N7$ E16 N13$.

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