

LOT 475  
HERON ISLES PHASE TWO C-3  
PBK 8/180

BARG JENNIFER  
97572 ALBATROSS DR  
YULEE, FL 32097

2026

37-3N-28-0741-0475-0000



| 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 70        |
| Interior Floo            | 11               | CLAY TILE 30     |
| 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      |
| BAS                      | 1,997            | 100              |
| FGR                      | 441              | 55               |
| FOP                      | 66               | 30               |
| FSP                      | 112              | 40               |
| TOTALS                   | 2,616            |                  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100               | 01  | 2,305     | 110.6420    | 116.17         | 267,772        | 2018 | 2018 | 0    | 0    | 3.00 | 97.00  |

1 SINGLE FAM 0% - 2024

Heated Area: 1997

HX Base Yr

24

16

7

16

7

58

14

24

2

2

2

2

20

10

10

5

21

11

21

44

BAS  
2018

FGR  
2018

FOP  
2018

FSP  
2018

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/13/2025

MLU