LOT 478
HERON ISLES PHASE TWO C-1
PBK 8/77

LIBRIZZI ANDREA
97606 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0741-0478-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

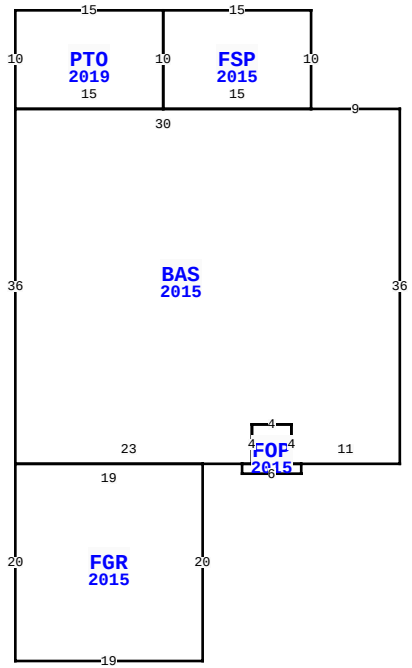
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,388	100	2015	1,388	161,621
FGR	380	55	2015	209	24,336
FOP	22	30	2015	7	815
FSP	150	40	2015	60	6,986
PTO	150	5	2019	8	932
TOTALS	2,090			1,672	194,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	116.3000	122.12	204,185	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2021 Heated Area: 1388 HX Base Yr 2021



97606 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		194,690
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		309,690
SOH/AGL Deduction		85,310
ASSESSED VALUE		224,380
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,969
TOTAL JUST VALUE		309,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005787	POOL	30,000	05/04/2023
B1530387	CO ISSUED	0	09/16/2015
B1530387	NEW CONSTR	173,796	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/0525	10/23/2020	WD	Q	I	01	236,400
GRANTOR: WELKER RONNY JOE & CA						
GRANTEE: LIBRIZZI ANDREA						
2004/0283	9/18/2015	WD	Q	I	02	159,300
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: WELKER RONNY JOE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W9 FSP=[YR=2015] N10 W15 PTO=[YR=2019] W15 S10 E15 N10$ S10 E15$ W30 S36 FGR=[YR=2015] S20 E19 N20 W19$ E23 FOP=[YR=2015] S1 E6 N1 W1 N4 W4 S4 W1$ E1 N4 E4S4 E11 N36$.

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
6	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	000134	C	RES POND	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 11/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS