LOT 573
HERON ISLES PHASE TWO C-3
PBK 8/180

HERRERA ANDREW & MARTHA SUSANA
97565 ALBATROSS DRIVE
YULEE, FL 32097

2026

37-3N-28-0741-0573-0000

BUILDING CHARACTERISTICS

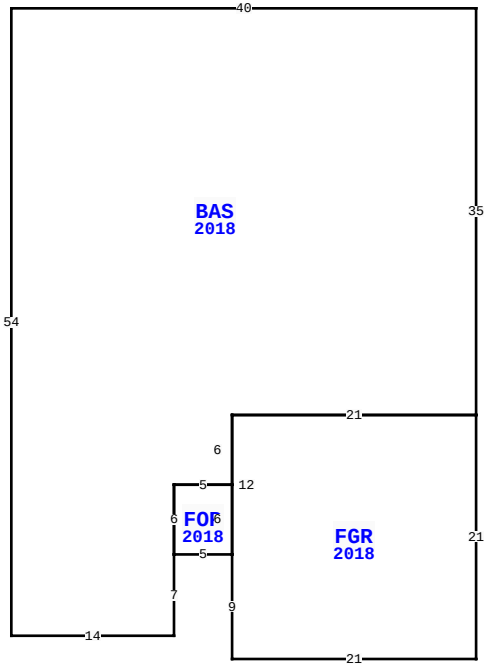
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	2018	1,696	187,231
FGR	441	55	2018	243	26,826
FOP	30	30	2018	9	993
TOTALS	2,167			1,948	215,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	108.3880	113.81	221,702	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2024 Heated Area: 1696 HX Base Yr



97565 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	215,051
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	280,051
SOH/AGL Deduction	0
ASSESSED VALUE	280,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,051
TOTAL JUST VALUE	280,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801966	CO ISSUED	0	06/28/2018
B1801966	NEW CONSTR	218,977	02/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/609	6/13/2023	WD	Q	I	01	330,000
GRANTOR: GREENWELL DEVON C &						
GRANTEE: HERRERA ANDREW & MA						
2209/0357	6/29/2018	SW	Q	I	01	201,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GREENWELL DEVON C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S54 E14 N7 FOP=[YR=2018] E5 FGR=[YR=2018] S9 E21 N21 W21 S12$ N6 W5 S6$ N6 E5 N6 E21 N35$.

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