

LOT 576
HERON ISLES PHASE TWO C-3
PBK 8/180

FLACH JESSE ROBERT & BRENNAY KEYLENE
97553 ALBATROSS DRIVE
YULEE, FL 32097

2026

37-3N-28-0741-0576-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 90			
Interior Floor	11	CLAY TILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	1,114	100	2018	1,114	119,555
FGR	651	55	2018	358	38,421
FOP	65	30	2018	20	2,147
FOP	100	30	2018	30	3,219
FUS	1,465	100	2018	1,465	157,225
STR	70	10	2018	7	751
TOTALS	3,465			2,994	321,318

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,994	105.3740	110.64	331,256	2018	2018	0	0	0	3.00
1 SINGLE FAM 100% - 2024											
Heated Area: 2579											
HX Base Yr 2024											
10 10											