

LOT 480
HERON ISLES PHASE TWO C-2
PBK 8/132

PICHNEY JON F L/E/
97618 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0743-0480-0000



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	08	SHT VINYL 100
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	1,230	100
	2017	1,230
FGR	430	55
	2017	236
FOP	24	30
	2017	7
FOP	120	30
	2017	36
PTO	100	5
	2017	5
TOTALS	1,904	
		1,514
		175,248

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	114.2400	119.95	181,604	2017	2017	0	0	0	3.50	96.50
1 SINGLE FAM			100% - 2018		Heated Area: 1230			HX Base Yr 2018				

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025

ML
