LOT 507
IN OR 2172/1757
HERON ISLES PHASE TWO C-2

COLLINS THELMIRA
97765 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0743-0507-0000

BUILDING CHARACTERISTICS

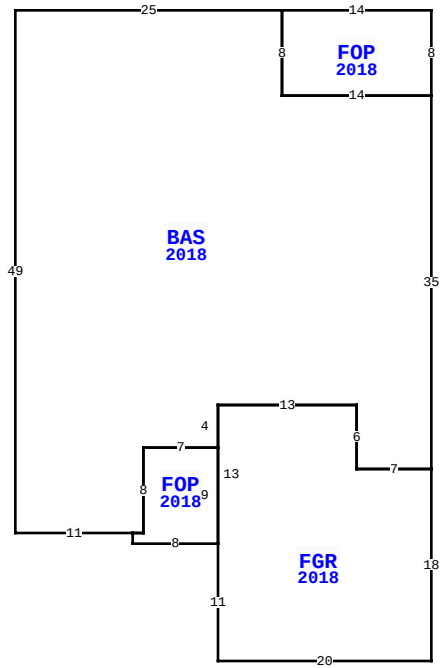
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,545	100	2018	1,545	178,961
FGR	438	55	2018	241	27,916
FOP	64	30	2018	19	2,200
FOP	112	30	2018	34	3,938
TOTALS	2,159			1,839	213,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	113.9000	119.60	219,944	2018	2018	0	0	0	3.15	96.85

1 SINGLE FAM 100% - 2019 Heated Area: 1545 HX Base Yr 2019



97765 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		213,016
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		278,016
SOH/AGL Deduction		74,610
ASSESSED VALUE		203,406
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		146,995
TOTAL JUST VALUE		278,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703657	CO ISSUED	0	01/08/2018
B1703657	NEW CONSTR	199,997	04/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1757	1/25/2018	WD	Q	I	01	173,400
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: COLLINS THELMIRA						
2072/0082	9/14/2016	WD	Q	V	05	65,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W14 BAS=[YR=2018] W25 S49 E11 FOP=[YR=2018] S1 E8 FGR=[YR=2018] S11 E20 N18 W7 N6 W13 S13$ N9 W7 S8 W1$ E1 N8 E7 N4 E13 S6 E7 N35 W14 N8$ S8 E14 N8$.

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	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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS