LOT 513
IN OR 2089/1122
HERON ISLES PHASE TWO C-2

BROWN SHAMIR C
97729 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0743-0513-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

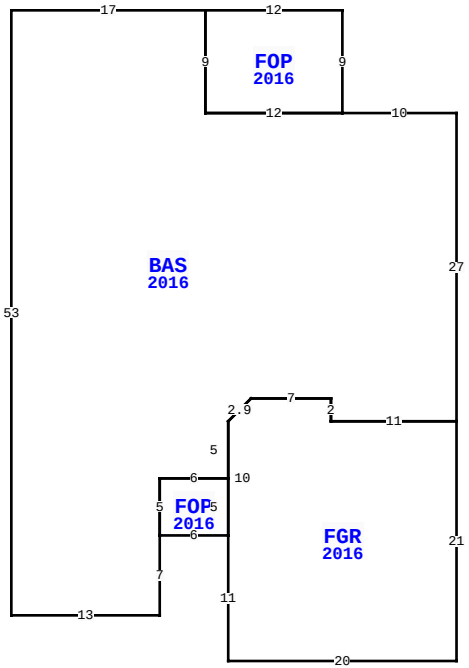
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,441	100	2016	1,441	170,413
FGR	436	55	2016	240	28,382
FOP	30	30	2016	9	1,064
FOP	108	30	2016	32	3,784
TOTALS	2,015			1,722	203,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,722	117.5000	123.38	212,460	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2019 Heated Area: 1441 HX Base Yr 2019



97729 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		203,643
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		268,643
SOH/AGL Deduction		75,732
ASSESSED VALUE		192,911
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,500
TOTAL JUST VALUE		268,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632138	CO ISSUED	0	12/07/2016
B1632138	NEW CONSTR	183,378	04/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/1122	12/15/2016	WD	Q	I	01	166,400
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: BROWN SHAMIR C						
2035/0016	3/15/2016	WD	Q	V	01	32,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 FOP=[YR=2016] N9 W12 S9 E12 $ W12 N9 W17 S53 E13 N7 FOP=[YR=2016] E6 FGR=[YR=2016] S11 E20 N21 W11 N2 W7 D2 L2 S10 $N5 W6 S5 $ N5 E6 N5 U2 R2 E7 S2 E11 N27 $.

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 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