LOT 519
HERON ISLES PHASE TWO C-2
PBK 8/132

KABIRI MURSAL SHEREEN
97689 ALBATROSS DR
YULEE, FL 32097

2026

37-3N-28-0743-0519-0000

BUILDING CHARACTERISTICS

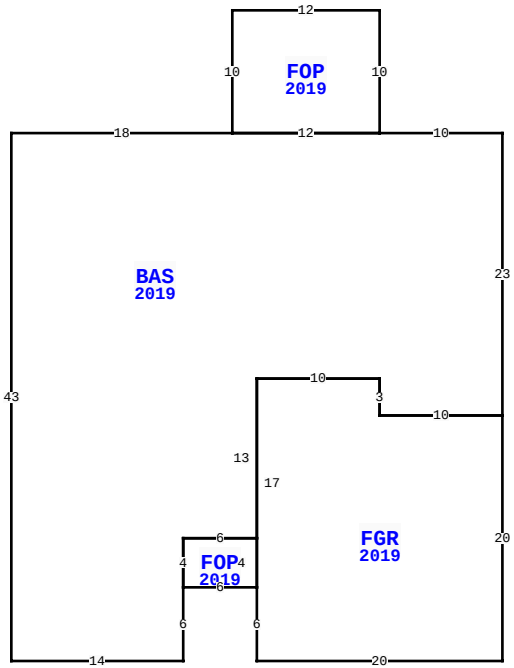
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2019	1,230	148,634
FGR	430	55	2019	236	28,519
FOP	24	30	2019	7	846
FOP	120	30	2019	36	4,351
TOTALS	1,804			1,509	182,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	118.2180	124.13	187,312	2019	2019	0	0	0	2.65	97.35

1 SINGLE FAM 100% - 2025 Heated Area: 1230 HX Base Yr 2025



97689 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		182,348
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		247,348
SOH/AGL Deduction		0
ASSESSED VALUE		247,348
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,937
TOTAL JUST VALUE		247,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1710497	CO ISSUED	0	01/18/2019
B1710497	NEW CONSTR	227,589	11/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2661/326	8/11/2023	WD	Q	I	01	327,000
GRANTOR: SUKOTSKY JEFFREY M &						
GRANTEE: KABIRI MURSAL SHERE						
2250/1730	1/25/2019	WD	Q	V	01	180,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: SUKOTSKY JEFFREY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W10 FOP=[YR=2019] N10 W12 S10 E12$ W12 W18 S43 E14 N6 FOP=[YR=2019] E6 FGR=[YR=2019] S6 E20 N20 W10 N3 W10 S17$ N4 W6 S4$ N4 E6 N13 E10 S3 E10 N23$.

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	000134	C	RES POND	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