LOT 525
HERON ISLES PHASE TWO C-2
PBK 8/132

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

37-3N-28-0743-0525-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 80
Interior Floo	11	CLAY TILE 20
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

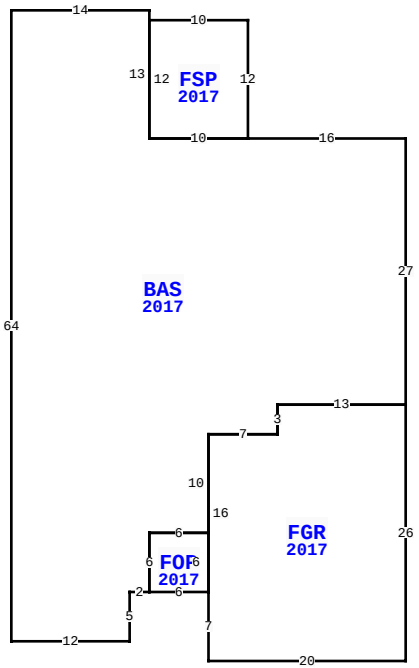
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,687	100	2017	1,687	183,153
FGR	499	55	2017	274	29,747
FOP	36	30	2017	11	1,194
FSP	120	40	2017	48	5,212
TOTALS	2,342			2,020	219,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,020	107.3100	112.68	227,614	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 0% - 2024 Heated Area: 1687 HX Base Yr



97633 ALBATROSS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	284,306
SOH/AGL Deduction	0
ASSESSED VALUE	284,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,306
TOTAL JUST VALUE	284,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809163	SCRN ENCLSRE	3,107	09/10/2018
B1633169	CO ISSUED	0	03/07/2017
B1633169	NEW CONSTR	212,714	10/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0433	2/09/2023	WD	Q	I	01	320,000
GRANTOR: CHAVEZ ROBERT M & JEN						
GRANTEE: PROGRESS JACKSONVIL						
2309/1674	10/04/2019	WD	U	I	30	210,000
GRANTOR: CHAVEZ RICHARD A & JA						
GRANTEE: CHAVEZ ROBERT M & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FSP=[YR=2017] N12 W10 S12 E10$ W10 N13 W14 S64 E12 N5 E2 FOP=[YR=2017] E6 FGR=[YR=2017] S7 E20 N26 W13 S3 W7 S16$ N6 W6 S6$ N6 E6 N10 E7 N3 E13 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	000134	C	RES POND	0		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