LOT 453
HERON ISLES PHASE TWO C-3
PBK 8/180

KEISTER BRYANT THOMAS
97484 ALBATROSS DRIVE
YULEE, FL 32097

2025

37-3N-28-0741-0453-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

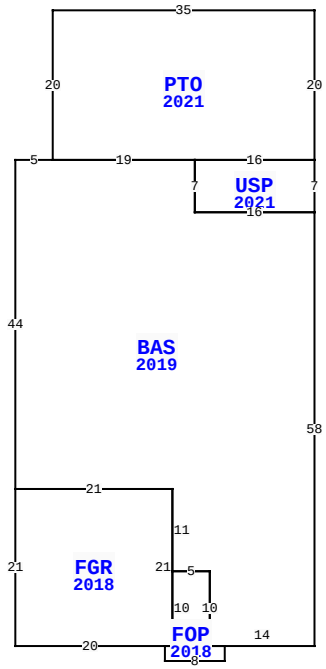
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2019	1,997	224,400
FGR	441	55	2018	243	27,306
FOP	66	30	2018	20	2,247
PTO	700	5	2021	35	3,933
USP	112	30	2021	34	3,821
TOTALS	3,316			2,329	261,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,329	115.2480	115.25	268,417	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1997 HX Base Yr 2025



97484 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		261,707
TOTAL MARKET OB/XF VALUE		3,189
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		329,896
SOH/AGL Deduction		0
ASSESSED VALUE		329,896
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		274,174
TOTAL JUST VALUE		329,896
NCON VALUE		3,933
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114859	FOP	5,680	10/22/2021
C1803419	CO ISSUED	0	08/03/2018
B1803419	NEW CONSTR	259,553	04/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2738/1987	9/18/2024	WD	Q	I	01	405,000
GRANTOR: SANTORIELLO MICHAEL N						
GRANTEE: KEISTER BRYANT THOM						
2409/1775	11/04/2020	QC	U	I	11	100
GRANTOR: SANTORIELLO MICHAEL N						
GRANTEE: SANTORIELLO MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-16,0] W19 W5 S44 E21 S11 E5 S10 E14 N58 W16 N7 $
FGR=[YR=2018;ORIG=-40,44] S21 E20 E1 N21 W21 $
USP=[YR=2021;ORIG=0,0] W16 S7 E16 N7 $
FOP=[YR=2018;ORIG=-20,65] S2 E8 N2 W2 N10 W5 S10 W1 $
PTO=[YR=2021;ORIG=0,0] W16 W19 N20 E35 S20 $
.

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
1	0811	CONCRETE B	0	100	0	0	606.00	SF	5.20	5.20	100	2018	2018	3	97	3,057	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	97	132	

LAND DESCRIPTION

TOTAL OB/XF 3,189

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 03/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS