LOT 470
HERON ISLES PHASE TWO C-3
PBK 8/180

OKEEFE DANIEL J & LILLY
97552 ALBATROSS DR
YULEE, FL 32097

2025

37-3N-28-0741-0470-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

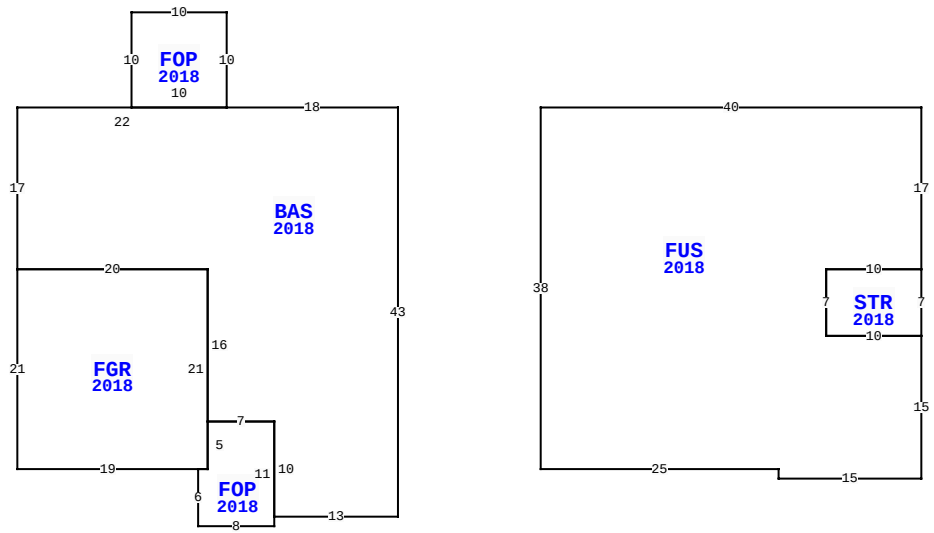
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,130	100	2018	1,130	116,356
FGR	420	55	2018	231	23,786
FOP	83	30	2018	25	2,574
FOP	100	30	2018	30	3,089
FUS	1,465	100	2018	1,465	150,851
STR	70	10	2018	7	721
TOTALS	3,268			2,888	297,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,888	105.6090	105.61	305,002	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2595 HX Base Yr 2025



97552 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		297,377
TOTAL MARKET OB/XF VALUE		3,841
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		366,218
SOH/AGL Deduction		0
ASSESSED VALUE		366,218
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		315,496
TOTAL JUST VALUE		366,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710264	CO ISSUED	0	04/02/2018
B1710264	NEW CONSTR	320,409	11/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/1036	3/26/2024	WD	Q	I	01	469,900
GRANTOR: HICKOX STEPHEN S						
GRANTEE: OKEEFE DANIEL J & L						
2420/0913	11/30/2020	WD	Q	I	01	320,000
GRANTOR: ZORI CHRISTINA & BAKT						
GRANTEE: HICKOX STEPHEN S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N10 W10 S10 E10$ W22 S17 FGR=[YR=2018] S21 E19 FOP=[YR=2018] S6 E8 N11 W7 S5 W1 $ E1 N21 W20$ E20 S16 E7 S10 E13 N43$ PTR=E15 FUS=[YR=2018] E40 S17 STR=[YR=2018] S7 W10 N7 E10$ W10 S7 E10 S15 W15 N1 W25 N38$ W15 $.

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	724.00	SF	5.20	5.20	100	2018	2018	3	97	3,652	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	97	189	

LAND DESCRIPTION

TOTAL OB/XF 3,841

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 01/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS