LOT 475
HERON ISLES PHASE TWO C-3
PBK 8/180

DB MIM I LLC
27 N WACKER DR STE 435
CHICAGO, IL 60606

2025

37-3N-28-0741-0475-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 30
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

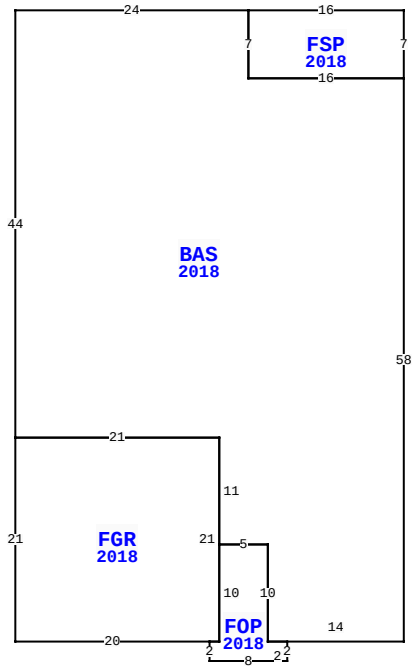
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2018	1,997	226,191
FGR	441	55	2018	243	27,523
FOP	66	30	2018	20	2,265
FSP	112	40	2018	45	5,097
TOTALS	2,616			2,305	261,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	116.1741	116.17	267,772	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1997 HX Base Yr



97572 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	261,078
TOTAL MARKET OB/XF VALUE	3,268
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	329,346
SOH/AGL Deduction	0
ASSESSED VALUE	329,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,346
TOTAL JUST VALUE	329,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801080	CO ISSUED	0	07/02/2018
B1801080	NEW CONSTR	256,640	01/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2625/0589	3/13/2023	QC	U	I	11	100
GRANTOR: JVA IL LLC						
GRANTEE: DB MIM I LLC						
2531/1268	1/13/2022	WD	Q	I	01	340,000
GRANTOR: OP SPRE TPA1 LLC						
GRANTEE: JVA IL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W24 S44 FGR=[YR=2018] S21 E20 FOP=[YR=2018] S2 E8 N2 W2 N10 W5 S10 W1$ E1 N21 W21$ E21 S11 E5 S10 E14 N58 W16 N7$ S7 E16 N7$.

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	0	0	0	618.00	SF	5.20	5.20	100	2018	2018	3	97	3,117	
2	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	97	151	

LAND DESCRIPTION

TOTAL OB/XF 3,268

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