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

KEISTER BRYANT THOMAS
97484 ALBATROSS DRIVE
YULEE, FL 32097

2026

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

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	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	03	Quality Level 03

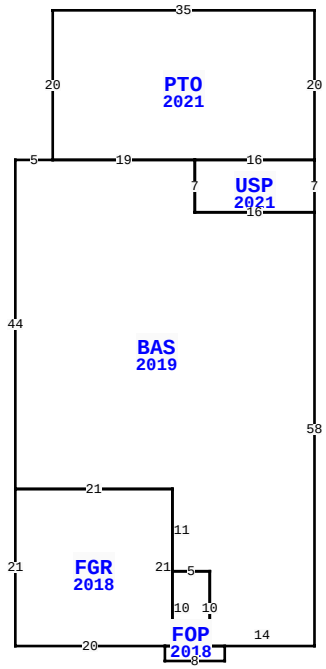
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2019	1,997	223,249
FGR	441	55	2018	243	27,166
FOP	66	30	2018	20	2,236
PTO	700	5	2021	35	3,913
USP	112	30	2021	34	3,801
TOTALS	3,316			2,329	260,364

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	109.7600	115.25	268,417	2018	2018	0	0	0	3.00	97.00

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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,364
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		325,364
SOH/AGL Deduction		0
ASSESSED VALUE		325,364
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		268,953
TOTAL JUST VALUE		325,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,896

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

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS