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

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

2026

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	03	Quality Level 03

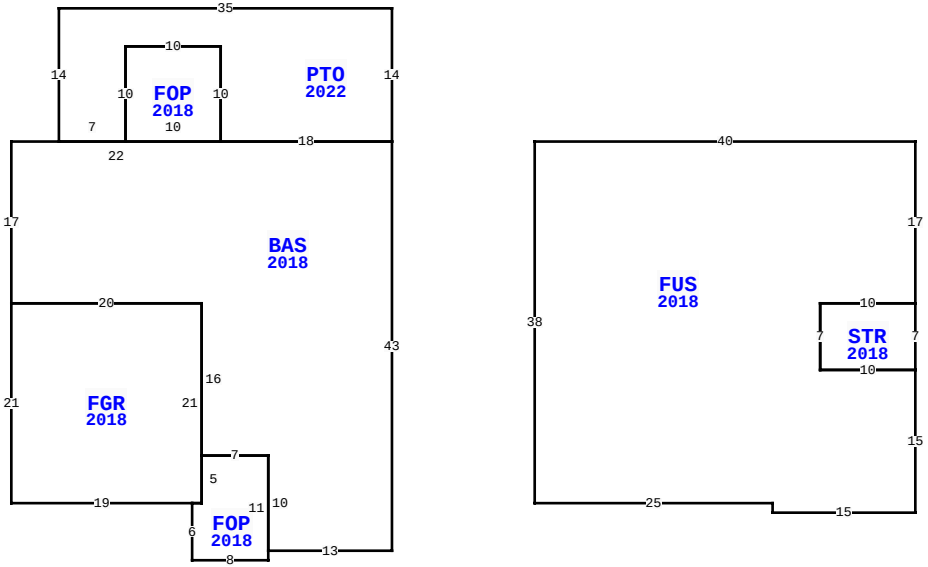
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,130	100	2018	1,130	115,759
FGR	420	55	2018	231	23,664
FOP	83	30	2018	25	2,561
FOP	100	30	2018	30	3,073
FUS	1,465	100	2018	1,465	150,077
PTO	390	5	2022	20	2,049
STR	70	10	2018	7	717
TOTALS	3,658			2,908	297,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,908	100.5800	105.61	307,114	2018	2018	0	0	0	3.00	97.00

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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,901
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		362,901
SOH/AGL Deduction		0
ASSESSED VALUE		362,901
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		311,490
TOTAL JUST VALUE		362,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,277

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

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

FUS=[YR=2018;ORIG=15,0] E40 S17 W10 S7 E10 S15 W15 N1 W25 N38 $
BAS=[YR=2018;ORIG=0,0] W18 W22 S17 E20 S16 E7 S10 E13 N43 $
FGR=[YR=2018;ORIG=-40,17] S21 E19 E1 N21 W20 $
FOP=[YR=2018;ORIG=-18,0] N10 W10 S10 E10 $
FOP=[YR=2018;ORIG=-21,38] S6 E8 N11 W7 S5 W1 $
STR=[YR=2018;ORIG=55,17] S7 W10 N7 E10 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2022;ORIG=0,0] W18 N10 W10 S10 W7 N14 E35 S14 $
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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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