LOT 108
HERON ISLES PHASE 1 REPLAT
PB 7/152

EDWARDS AARON ALEXANDER
96521 STARFISH DR
YULEE, FL 32097

2023

37-3N-28-0740-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

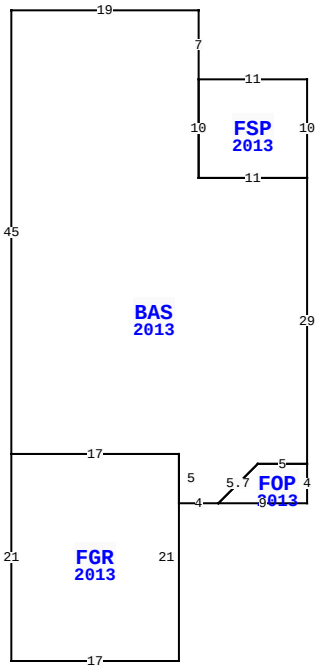
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	140,233
FGR	357	55	196	22,905
FOP	28	30	8	935
FSP	110	40	44	5,142
TOTALS	1,695		1,448	169,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	134.8776	121.73	176,265	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1200 HX Base Yr 2022



96521 STARFISH DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,214
TOTAL MARKET OB/XF VALUE		3,789
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		228,003
SOH/AGL Deduction		23,885
ASSESSED VALUE		204,118
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,118
TOTAL JUST VALUE		228,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226704	CO ISSUED	0	04/01/2013
M1317893	H/AC	0	01/01/2013
B1226704	NEW CONSTR	143,196	12/01/2012
P1216285	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1393	6/12/2023	WD	Q	I	01	285,000
GRANTOR: KARLIK KRISTEN						
GRANTEE: EDWARDS AARON ALEXA						
2295/0581	7/31/2019	WD	Q	I	01	164,500
GRANTOR: JOWERS KIMBERLY S						
GRANTEE: KARLIK KRISTEN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W11 BAS=[YR=2013] N7 W19 S45 FGR=[YR=2013] S21 E17 N21 W17 $ E17 S5 E4 FOP=[YR=2013] E9 N4 W5 D4 L4 $ U4 R4 E5 N29 W11 N10 $ S10 E11 N10 $.

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	767.00	SF	5.20	5.20	100	2013	2013	3	95	3,789	

LAND DESCRIPTION

TOTAL OB/XF 3,789

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/06/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS