LOT 110
IN OR 1515/740
HERON ISLES PHASE 1 REPLAT

KNIPPENBERG PAMELA
96506 STARFISH DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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

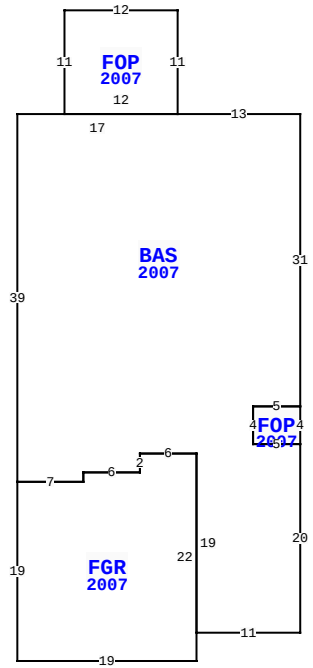
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1,302	133,643
FGR	385	55	212	21,760
FOP	20	30	6	616
FOP	132	30	40	4,106
TOTALS	1,839		1,560	160,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	122.2980	110.37	172,177	2007	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1302 HX Base Yr 2008



96506 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		160,125
TOTAL MARKET OB/XF VALUE		4,848
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		219,973
SOH/AGL Deduction		108,238
ASSESSED VALUE		111,735
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,735
TOTAL JUST VALUE		219,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19424	CO ISSUED	0	02/01/2007
E18798	NEW CONSTR	2,000	02/01/2007
M12722	H/AC	0	02/01/2007
R10069	REPAIR/RRF	5,000	02/01/2007
B19424	NEW CONSTR	119,400	02/01/2007
P12123	NEW CONSTR	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/0740	7/27/2007	WD	Q	I		165,000
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: KNIPPENBERG PAMELA						
1407/0261	4/26/2006	WD	U	V	19	1,920,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WATSON CUSTOM HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 FOP=[YR=2007] N11 W12 S11 E12$ W17 S39
FGR=[YR=2007] S19 E19N22W6S2W6S1W7$ E7N1E6N2E6 S19 E11 N20
FOP=[YR=2007] N4W5S4E5$ W5N4E5N31$.

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	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	2007	2007	3	89	868	
2	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	2007	2007	3	89	3,980	

LAND DESCRIPTION

TOTAL OB/XF 4,848

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	000134	C	SFR POND	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 07/25/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS