LOT 111
HERON ISLES PHASE 1 REPLAT
PB 7/152

MCTERNAN KATHLEEN
96512 STARFISH DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

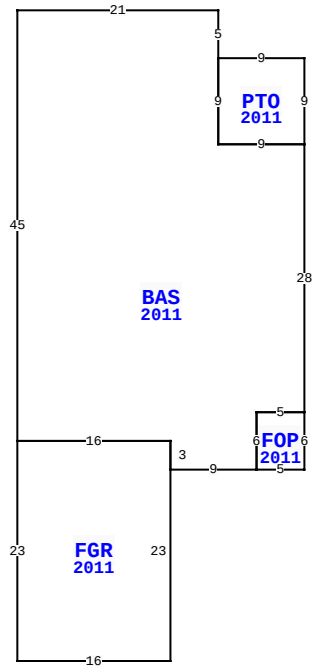
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	1,236	131,980
FGR	368	55	202	21,570
FOP	30	30	9	961
PTO	81	5	4	428
TOTALS	1,715		1,451	154,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	124.5420	112.40	163,092	2011	2011	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1236 HX Base Yr 2023



96512 STARFISH DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,937
TOTAL MARKET OB/XF VALUE		2,626
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		212,563
SOH/AGL Deduction		0
ASSESSED VALUE		212,563
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,563
TOTAL JUST VALUE		212,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124978	CO ISSUED	0	11/03/2011
E23780	NEW CONSTR	0	09/01/2011
E23661	NEW CONSTR	0	08/01/2011
M16479	H/AC	0	08/01/2011
P14908	NEW CONSTR	0	08/01/2011
B24978	NEW CONSTR	142,535	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0645	6/16/2022	WD	Q	I	01	289,000
GRANTOR: NJK PROPERTIES INC						
GRANTEE: MCTERNAN KATHLEEN						
1747/1557	7/15/2011	WD	U	V	30	15,000
GRANTOR: BWC LAND LLC						
GRANTEE: NJK PROPERTIES INC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W9 BAS=[YR=2011] N5 W21 S45 FGR=[YR=2011] S23 E16 N23 W16 $ E16 S3 E9 FOP=[YR=2011] E5 N6 W5 S6 $ N6 E5 N28 W9 N9 $ S9 E9 N9 $.

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	543.00	SF	5.20	5.20	100	2011	2011	3	93	2,626	

LAND DESCRIPTION

TOTAL OB/XF 2,626

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