LOT 114
IN OR 1899/385
HERON ISLES PHASE 1 REPLAT

MANGANARO MARIO P II
96534 STARFISH DR
YULEE, FL 32097

2023

37-3N-28-0740-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

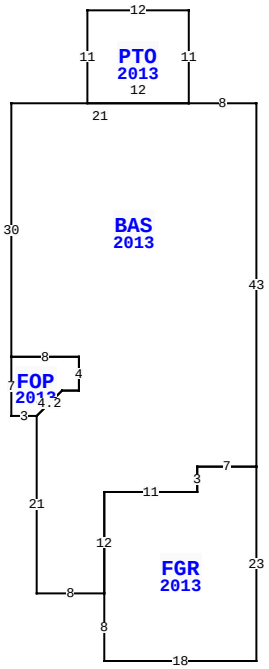
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,337	100	1,337	151,535
FGR	381	55	210	23,801
FOP	46	30	14	1,587
PTO	132	5	7	794
TOTALS	1,896		1,568	177,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	131.4984	118.68	186,090	2013	2013	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1337 HX Base Yr 2015



96534 STARFISH DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,716
TOTAL MARKET OB/XF VALUE		3,665
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		236,381
SOH/AGL Deduction		96,545
ASSESSED VALUE		139,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,836
TOTAL JUST VALUE		236,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327423	CO ISSUED	0	01/21/2014
B1327423	NEW CONSTR	162,414	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1899/0385	1/22/2014	WD	Q	I	01	132,400
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: MANGANARO MARIO P I						
1864/1243	6/20/2013	SW	U	V	30	15,500
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

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	742.00	SF	5.20	5.20	100	2013	2013	3	95	3,665	

BUILDING DIMENSIONS

BAS=[YR=2013] W8 PTO=[YR=2013] N11 W12 S11 E12 $ W21 S30 FOP=[YR=2013] S7 E3 U3 R3 E2 N4 W8 $ E8 S4 W2 D3 L3 S21 E8 FGR=[YR=2013] S8 E18 N23 W7 S3 W11 S12 $ N12 E11 N3 E7 N43 $.

LAND DESCRIPTION

TOTAL OB/XF 3,665

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