

LOT 291
IN OR 1702/1532
HERON ISLES #2 PB 7/218

WATSON EVELYN MARIE
96498 STARFISH DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0291-0000



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	1,257	100	1,257	129,024
FGR	421	55	232	23,814
FOP	43	30	13	1,335
USP	80	30	24	2,464
TOTALS	1,801		1,526	156,635

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	48	16	768.00	SF	6.50	6.50	100	2007
2	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	6.50	100	2007
3	0476	VF 6 SBPL	0 100	0	0	170.00	LF	32.00	32.00	100	2015
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	122.2980	110.37	168,425	2007	2007	0	0	0	7.00	93.00
1 SINGLE FAM - 100% - 2011 Heated Area: 1257 HX Base Yr 2011												
96498 STARFISH DR, YULEE												

TOTAL OB/XF											
10,130											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		156,635	
TOTAL MARKET OB/XF VALUE		10,130	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		221,765	
SOH/AGL Deduction		108,330	
ASSESSED VALUE		113,435	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		63,435	
TOTAL JUST VALUE		221,765	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,774	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530595	SCRN ENCL	2,080	06/01/2015
C20625	CO ISSUED	0	10/01/2007
E20182	NEW CONSTR	2,000	10/01/2007
R10771	REPAIR/RRF	12,000	10/01/2007
M13387	H/AC	0	10/01/2007
P12778	NEW CONSTR	0	10/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1702/1532	10/01/2010	WD	U	I	11	103,000
GRANTOR: REDUS FLORIDA HOUSING						
GRANTEE: WATSON EVELYN MARIE						
1646/0678	10/23/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: REDUS FLORIDA HOUSI						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W13 USP=[YR=2015] N8W10S8E10 \$W27S30 FGR=[YR=2007] S23 E19N19 FOP=[YR=2007] E9N7W5S5W4S2\$N2W8N2W11 \$E11S2E12N5E5S7E12N34\$.											