LOT 292
IN OR 1927/1013
HERON ISLES #2 PB 7/218

WATSON CAROLYN D
96492 STARFISH DR
YULEE, FL 32097

2023

37-3N-28-0740-0292-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

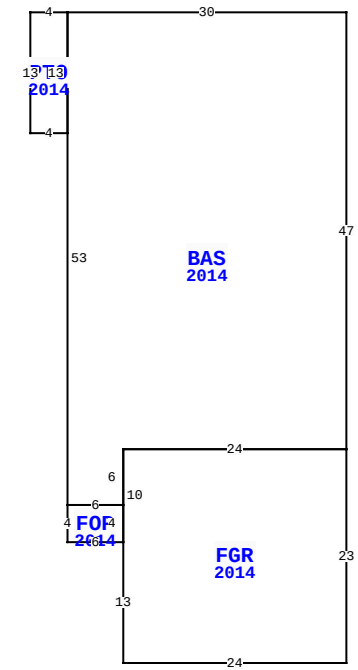
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,446	100	1,446	166,233
FGR	552	55	304	34,948
FOP	24	30	7	805
PTO	52	5	3	345
TOTALS	2,074		1,760	202,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,760	132.0000	119.13	209,669	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1446 HX Base Yr 2015



96492 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		202,331
TOTAL MARKET OB/XF VALUE		7,686
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		265,017
SOH/AGL Deduction		145,344
ASSESSED VALUE		119,673
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		64,673
TOTAL JUST VALUE		265,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327860	CO ISSUED	0	03/01/2014
B1327860	NEW CONSTR	183,511	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/1013	7/07/2014	QC	U	V	11	100
GRANTOR: WATSON CAROLYN D						
GRANTEE: WATSON MICHAEL D &						
1709/1661	10/25/2010	WD	U	V	11	19,900
GRANTOR: REDUS FLORIDA HOUSING						
GRANTEE: WATSON CAROLYN D						

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	0810	CONCRETE A	0	100	0	0	688.00	SF	6.50	6.50	100	2014	2014	3	95	4,248	
2	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2015	2015	3	90	3,168	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	

BUILDING DIMENSIONS

BAS=[YR=2014] W30 PTO=[YR=2014] W4 S13 E4 N13 $ S53
FOP=[YR=2014] S4 E6 FGR=[YR=2014] S13 E24 N23 W24 S10 $ N4
W6 $ E6 N6 E24 N47 $.

LAND DESCRIPTION

TOTAL OB/XF 7,686

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