

PETTINGILL CATHY
96450 STARFISH DRIVE
YULEE, FL 32097

37-3N-28-0740-0298-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 90
20 FACE BRICK 10
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

05 Quality Level 05
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	126,716
FGR	399	55	219	22,878
FOP	8	30	2	209
PTO	100	5	5	522

TOTALS1,7201,439150,325

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100011,439125.0392112.85162,391200720070007.4392.57

1 SINGLE FAM - 0% - 0Heated Area: 1213HX Base Yr

The diagram shows a large rectangular lot with several smaller rectangular areas defined within it. Dimensions are given in feet. The main lot is 54' wide by 29' deep. Inside, there's a 28' x 10' area labeled PTO 2007, a 28' x 19' area labeled BAS 2007, and a 19' x 19' area labeled FGR 2007. Other dimensions include 10', 11', 17', 19', 21', 22', and 29'.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 4Tax Dist:

BUILDING MARKET VALUE150,325
TOTAL MARKET OB/XF VALUE4,235
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE209,560
SOH/AGL Deduction36,649
ASSESSED VALUE172,911
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE172,911
TOTAL JUST VALUE209,560
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE182,448

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

1475/17432/01/2007WDQI19161,500

GRANTOR: YOUNG AMERICAN HOMES
GRANTEE: PETTINGILL CATHY
1461/089611/27/2006WDUV19138,500
GRANTOR: HERON ISLES JOINT VEN
GRANTEE: YOUNG AMERICAN HOME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 PTO=[YR=2007] N10W10S10 E10\$ W28 S54E11
FGR=[YR=2007] E19 N21 W19 S21\$ N21E17 FOP=[YR=2007] E2 N4 W2 S4\$ N4 E2 N29\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETO OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR0PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

EXTRA FEATURES

96450 STARFISH DR, YULEE

BLD DATE
XF DATE
INC DATE

YEAR ON
YEAR ACTUAL
Q
% COND

LGL DATE
LAND DATE
AG DATE

OB/XF MKT VALUENOTES

6773,558

TOTAL OB/XF

4,235

REVIEW DATE

07/25/2018

BY KWX

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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