LOT 305
IN OR 1992/1638
HERON ISLES #2 PB 7/218

ALVAR FL LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

2023

37-3N-28-0740-0305-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

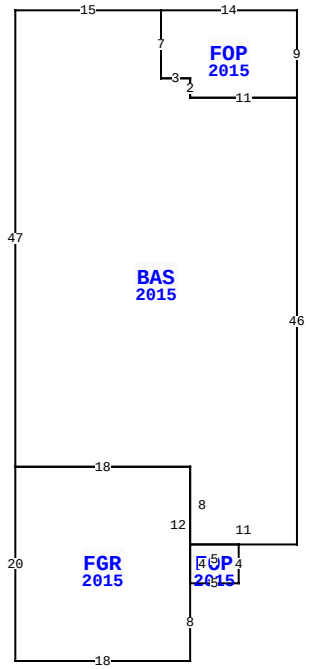
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,331	100	1,331	151,520
FGR	360	55	198	22,540
FOP	20	30	6	683
FOP	120	30	36	4,098
TOTALS	1,831		1,571	178,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	130.0398	117.36	184,373	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1331 HX Base Yr



96404 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	178,842
TOTAL MARKET OB/XF VALUE	3,856
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	237,698
SOH/AGL Deduction	41,953
ASSESSED VALUE	195,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,745
TOTAL JUST VALUE	237,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530001	CO ISSUED	0	07/17/2015
B1530001	NEW CONSTR	167,810	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1992/1638	7/20/2015	WD	Q	I	01	131,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: ALVAR FL LLC						
1965/0875	3/02/2015	WD	U	V	11	100
GRANTOR: SLH SOLUTIONS LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W14 BAS=[YR=2015] W15 S47 FGR=[YR=2015] S20E18 N8 FOP=[YR=2015] E5 N4 W5 S4$ N12 W18$ E18 S8 E11 N46 W11 N2 W3 N7$ S7 E3 S2 E11 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	0810	CONCRETE A	0	0	0	0	618.00	SF	6.50	6.50	100	2015	2015	3	96	3,856	

LAND DESCRIPTION

TOTAL OB/XF 3,856

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	0		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