LOT 310
IN OR 2170/1928
HERON ISLES #2 PB 7/218

SCHLESSINGER DANA E
96368 STARFISH DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0310-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

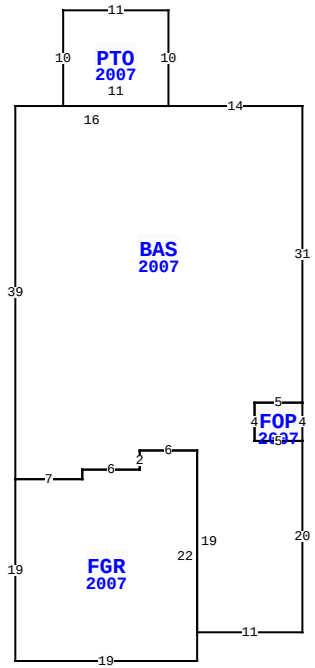
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,302	100	1,302	134,878
FGR	385	55	212	21,962
FOP	20	30	6	621
PTO	110	5	6	621
TOTALS	1,817		1,526	158,082

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	123.4200	111.39	169,981	2007	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1302 HX Base Yr 2019



96368 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		158,082
TOTAL MARKET OB/XF VALUE		9,032
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		222,114
SOH/AGL Deduction		76,348
ASSESSED VALUE		145,766
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,766
TOTAL JUST VALUE		222,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19204	NEW CONSTR	2,000	05/01/2007
M12913	H/AC	0	05/01/2007
C19725	CO ISSUED	0	04/01/2007
B19725	NEW CONSTR	119,262	04/01/2007
P12306	NEW CONSTR	0	04/01/2007
R10258	REPAIR/RRF	5,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2170/1928	1/12/2018	WD	Q	I	01	169,900
GRANTOR: SHARP THOMAS A & VIVI						
GRANTEE: SCHLESSINGER DANA E						
1514/0110	7/20/2007	WD	U	I	07	100
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: SHARP THOMAS A & VI						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	2007	2007	3	89	3,795	
3	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	2007	2007	3	89	833	
4	0479	VF PICKET	0	100	0	0	48.00	LF	10.00	10.00	100	2007	2007	3	74	355	
5	0476	VF 6 SBPL	0	100	0	0	35.00	LF	32.00	32.00	100	2007	2007	3	74	829	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 PTO=[YR=2007] N10W11S10 E11$W16 S39
FGR=[YR=2007] S19E19 N22 W6S2 W6S1 W7$ E7N1E6N2E6S19E11 N20
FOP=[YR=2007] N4W5S4E5$ W5N4E5 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,032

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 KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS