LOT 314
HERON ISLES #2 PB 7/218

SABATIER HELENE
96338 STARFISH DRIVE
YULEE, FL 32097

**2023**

**37-3N-28-0740-0314-0000**

## BUILDING CHARACTERISTICS

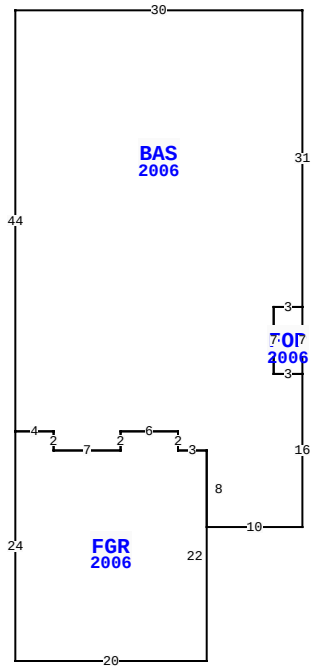
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 1,419 | 100 | 1,419 | 142,220 |
| FGR | 460 | 55 | 253 | 25,357 |
| FOP | 21 | 30 | 6 | 601 |
| TOTALS | 1,900 | | 1,678 | 168,178 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,678 | 120.1200 | 108.41 | 181,912 | 2006 | 2006 | 0 | 0 | 0 | 7.55 | 92.45 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1419 HX Base Yr 2020




96338 STARFISH DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 168,178 |
| TOTAL MARKET OB/XF VALUE | | 4,977 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 228,155 |
| SOH/AGL Deduction | | 70,741 |
| ASSESSED VALUE | | 157,414 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 57,414 |
| TOTAL JUST VALUE | | 228,155 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 197,643 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2105366 | ROOF | 14,000 | 04/28/2021 |
| C18533 | CO ISSUED | 0 | 10/01/2006 |
| B18533 | NEW CONSTR | 0 | 10/01/2006 |
| M12146 | MECH OTHER | 0 | 10/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2323/0367 | 12/05/2019 | WD | Q | I | 01 | 185,000 |
| GRANTOR: CAPULE ERNESTO I & EL | | | | | | |
| GRANTEE: SABATIER HELENE | | | | | | |
| 1767/0520 | 11/23/2011 | WD | U | I | 11 | 110,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: CAPULE ELVINE J & E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] N16 FOP=[YR=2006] N7W3S7E3$ W3N7E3N31W30S44
FGR=[YR=2006] S24E20 N22W3 N2 W6 S2 W7 N2 W4$ E4 S2 E7 N2 E6
S2 E3 S8 E10$.

## 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 | 10 | 15 | 150.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 858 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 48 | 3 | 144.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 824 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 36 | 16 | 576.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 3,295 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,977

| 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 | 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