LOT 318
HERON ISLES #2 PB 7/218

CIRCKS ISAIAH &/BOUCHER KATELYNN
96331 STARFISH DR
YULEE, FL 32097

2023

37-3N-28-0740-0318-0000

BUILDING CHARACTERISTICS

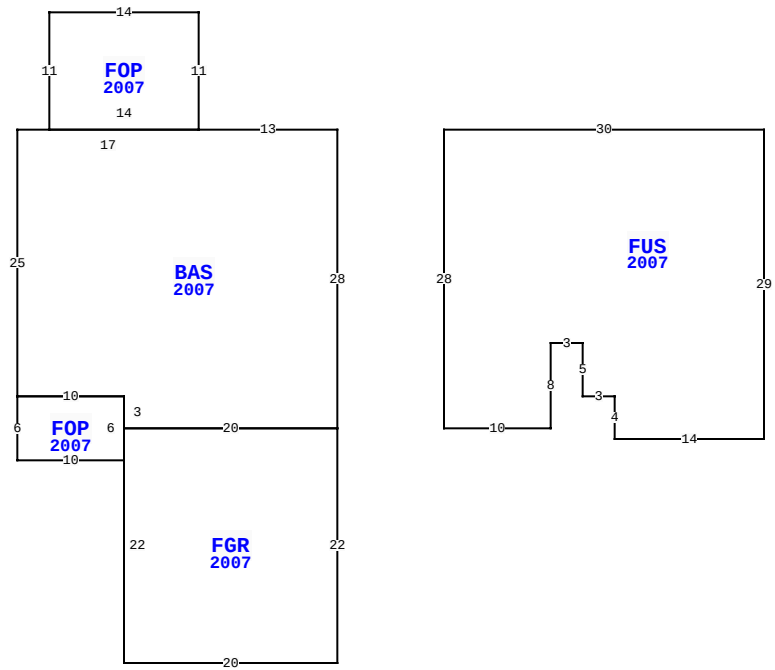
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	810	100	810	82,012
FGR	440	55	242	24,503
FOP	60	30	18	1,823
FOP	154	30	46	4,657
FUS	821	100	821	83,125
TOTALS	2,285		1,937	196,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	120.6282	108.87	210,881	2007	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1631 HX Base Yr 2021



96331 STARFISH DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,119
TOTAL MARKET OB/XF VALUE		4,027
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		255,146
SOH/AGL Deduction		71,055
ASSESSED VALUE		184,091
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,091
TOTAL JUST VALUE		255,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19398	CO ISSUED	0	02/01/2007
E18769	NEW CONSTR	2,000	02/01/2007
M12703	H/AC	0	02/01/2007
R10051	REPAIR/RRF	5,000	02/01/2007
B19398	NEW CONSTR	147,642	02/01/2007
P12070	NEW CONSTR	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/0114	10/13/2020	WD	Q	I	01	185,000
GRANTOR: PLICKA WILLIAM E JR &						
GRANTEE: CRICKS ISAIAH & KAT						
1703/1824	10/04/2010	WD	U	I	11	145,000
GRANTOR: REDUS FLORIDA HOUSING						
GRANTEE: PLICKA WILLIAM E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 FOP=[YR=2007] N11 W14 S11 E14$W17 S25 FOP=[YR=2007] S6 E10 N6 W10$E10S3 FGR=[YR=2007] S22 E20 N22 W20$E20N28$ PTR=E10 FUS=[YR=2007] S28 E10 N8E3S5E3 S4 E14N29W30$ W10$.

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	37	16	592.00	SF	6.50	6.50	100	2007	2007	3	89	3,425	
2	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	2007	2007	3	89	602	

LAND DESCRIPTION

TOTAL OB/XF 4,027

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 07/06/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS