



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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	1,179	100	1,179	139,546
FGR	467	55	257	30,418
FOP	28	30	8	947
FOP	165	30	50	5,918
TOTALS	1,839		1,494	176,829

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	702.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,494	135.2010	122.02	182,298	2015	2015	0	0	0	3.00	97.00	

1 SINGLE FAM - 100% - 2020

Heated Area: 1179

HX Base Yr 2020

Diagram illustrating the layout and dimensions of a property lot, showing various areas and boundaries. The lot is divided into three main sections: FOP (Front Yard) 2015, BAS (Back Yard) 2015, and FGR (Front Garden) 2015. The dimensions are as follows:

- Top boundary: 11, 19
- Left boundary: 15, 11, 29, 5
- Right boundary: 15, 44, 23
- Bottom boundary: 5.7, 4, 17, 21
- Internal dimensions: 11, 15, 4, 19

Area calculations:

- FOP 2015: 4.0
- BAS 2015: 1,179
- FGR 2015: 467

BLD DATE		LGL DATE	
----------	--	----------	--

96347 STARFISH DR, YULEE										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
702.00	SF	6.50	6.50	100	2015	2015	3	96	4,380				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		176,829	
TOTAL MARKET OB/XF VALUE		4,380	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		236,209	
SOH/AGL Deduction		103,020	
ASSESSED VALUE		133,189	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		83,189	
TOTAL JUST VALUE		236,209	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530244	CO ISSUED	0	08/12/2015
B1530244	NEW CONSTR	154,667	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/0925	12/27/2019	TD	U	I	19	150,000
GRANTOR: JONES GEORGE BANKRUPT						
GRANTEE: STILLWAGON ROBIN						
2329/0923	11/15/2019	WD	U	I	19	100
GRANTOR: THOMAS JOSEPH M & MIL						
GRANTEE: JONES GEORGE BANKRU						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2015] W19 FOP=[YR=2015] W11 S15 E11 N15\$ S15 W11 S29 FOP=[YR=2015] S4 E9 U4 L4 W5\$ E5 D4 R4 FGR=[YR=2015] S19 E21 N23 W17 S4 W4\$ E4 N4 E17 N44\$.									