LOT 343
IN OR 1995/1383
HERON ISLES #2 PB 7/218

WALLACE JAMIE &/KANE NOAH
48500 MIDDLE ROAD
HILLIARD, FL 32046

2023

37-3N-28-0740-0343-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

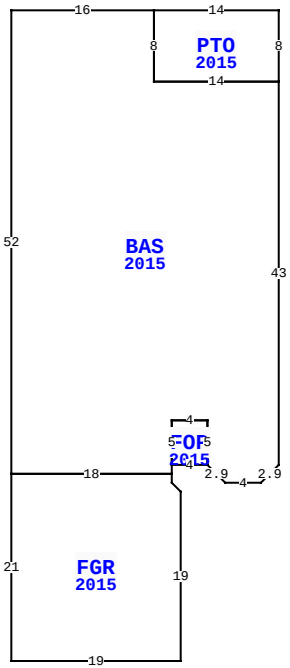
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,428	100	1,428	149,518
FGR	398	55	219	22,930
FOP	20	30	6	629
PTO	112	5	6	629
TOTALS	1,958		1,659	173,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,659	119.7900	108.11	179,354	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 0% - 0 Heated Area: 1428 HX Base Yr



96459 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	173,704
TOTAL MARKET OB/XF VALUE	4,031
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	232,735
SOH/AGL Deduction	40,834
ASSESSED VALUE	191,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,901
TOTAL JUST VALUE	232,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529848	NEW CONSTR	174,679	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1995/1383	7/31/2015	WD	Q	I	01	117,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: WALLACE JAMIE & NOA						
1957/0517	1/09/2015	SW	U	V	37	37,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W14 BAS=[YR=2015] W16 S52 FGR=[YR=2015] S21 E19 N19 L1 U1 N1 W18$ E18 N1 FOP=[YR=2015] E4 N5 W4 S5$ N5 E4 S5 R2 D2 E4 U2 R2 N43 W14 N8$ S8 E14 N8$.

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	106.00	SF	6.50	6.50	100	2015	2015	3	96	661	
2	0811	CONCRETE B	0	0	0	0	675.00	SF	5.20	5.20	100	2015	2015	3	96	3,370	

LAND DESCRIPTION

TOTAL OB/XF 4,031

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