LOT 344
IN OR 1858/1465
HERON ISLES #2 PB 7/218

SPARKMAN ANDREW J JR & BETTY A
95669 TYSON RD
FERNANDINA BEACH, FL 32034

2023

37-3N-28-0740-0344-0000

BUILDING CHARACTERISTICS

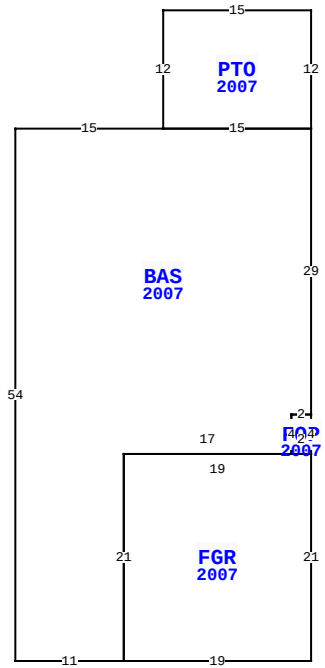
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,213	100	1,213	128,285
FGR	399	55	219	23,161
FOP	8	30	2	212
PTO	180	5	9	952
TOTALS	1,800		1,443	152,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,443	126.0688	113.78	164,185	2007	2007	0	0	0	7.05	92.95

1 SINGLE FAM – 0% - 0 Heated Area: 1213 HX Base Yr



96463 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	152,610
TOTAL MARKET OB/XF VALUE	4,460
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	212,070
SOH/AGL Deduction	37,254
ASSESSED VALUE	174,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,816
TOTAL JUST VALUE	212,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800218	REPAIR/RRF	6,380	01/01/2018
E19669	NEW CONSTR	2,000	07/01/2007
M13117	H/AC	0	07/01/2007
C20097	CO ISSUED	0	06/01/2007
P12505	NEW CONSTR	0	06/01/2007
R10480	REPAIR/RRF	2,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1858/1465	5/29/2013	WD	Q	I	02	106,000
GRANTOR: BENHART HEIDI						
GRANTEE: SPARKMAN ANDREW J J						
1835/1837	12/18/2012	QC	U	I	11	100
GRANTOR: BENHART MARVIN W & HE						
GRANTEE: BENHART HEIDI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W15S12 BAS=[YR=2007] W15 S54 E11 FGR=[YR=2007] E19 N21FOP=[YR=2007] N4 W2S4E2$W19S21$N21E17N4E2N29W15 $E15N12$.

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	37	3	111.00	SF	6.50	6.50	100	2007	2007	3	89	642	
2	0810	CONCRETE A	0	0	44	15	660.00	SF	6.50	6.50	100	2007	2007	3	89	3,818	

LAND DESCRIPTION

TOTAL OB/XF 4,460

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