LOT 345
HERON ISLES #2 PB 7/218

THUEMLING THOMAS G
96473 STARFISH DR
YULEE, FL 32097

2023

37-3N-28-0740-0345-0000

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

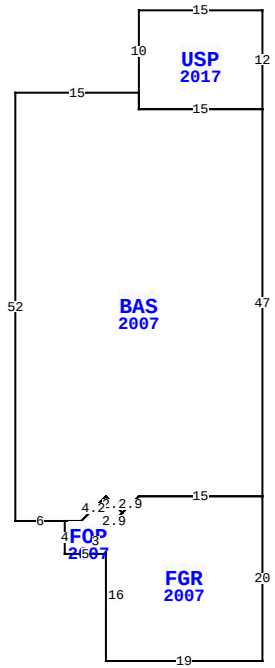
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100	1,473	148,430
FGR	372	55	205	20,657
FOP	29	30	9	907
USP	180	30	54	5,441
TOTALS	2,054		1,741	175,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,741	120.1200	108.41	188,742	2007	2007	0	0	0	7.05	92.95

1 SINGLE FAM – 100% - 0 Heated Area: 1473 HX Base Yr



96473 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		175,436
TOTAL MARKET OB/XF VALUE		6,049
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		236,485
SOH/AGL Deduction		92,973
ASSESSED VALUE		143,512
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,512
TOTAL JUST VALUE		236,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19345	NEW CONSTR	2,000	06/01/2007
M12958	H/AC	0	05/01/2007
C19771	CO ISSUED	133,122	04/01/2007
B19771	NEW CONSTR	133,122	04/01/2007
P12311	NEW CONSTR	0	04/01/2007
R10281	REPAIR/RRF	3,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2628/1419	3/31/2023	WD	Q	I	01	305,000
GRANTOR: HICKS FREDERICK & RUB						
GRANTEE: THUEMLING THOMAS G						
2499/0562	9/22/2021	WD	Q	I	01	266,000
GRANTOR: SWEATT RALPH A & NATA						
GRANTEE: HICKS FREDERICK & R						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] W15S10 BAS=[YR=2007] W15 S52 E6 FOP=[YR=2007] S4E5N3 U2 R2 U2 L2 L3 D3 W2$ E2 U3 R3 D2 R2 FGR=[YR=2007] D2 L2 S16 E19 N20 W15 L2 D2 $ U2 R2 E15 N47 W15N2$S2 E15N12$.

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	100	42	15	630.00	SF	6.50	6.50	100	2007	2007	3	89	3,645	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2007	2007	3	89	347	
3	0479	VF PICKET	0	100	0	0	30.00	LF	10.00	10.00	100	2010	2010	3	81	243	
4	0476	VF 6 SBPL	0	100	0	0	70.00	LF	32.00	32.00	100	2010	2010	3	81	1,814	

LAND DESCRIPTION

TOTAL OB/XF 6,049

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	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