

LOT 108
HERON ISLES PHASE 1 REPLAT
PB 7/152

EDWARDS AARON ALEXANDER
96521 STARFISH DR
YULEE, FL 32097

2024

37-3N-28-0740-0108-0000



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	14	CARPET 70
Interior Floor	11	CLAY TILE 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

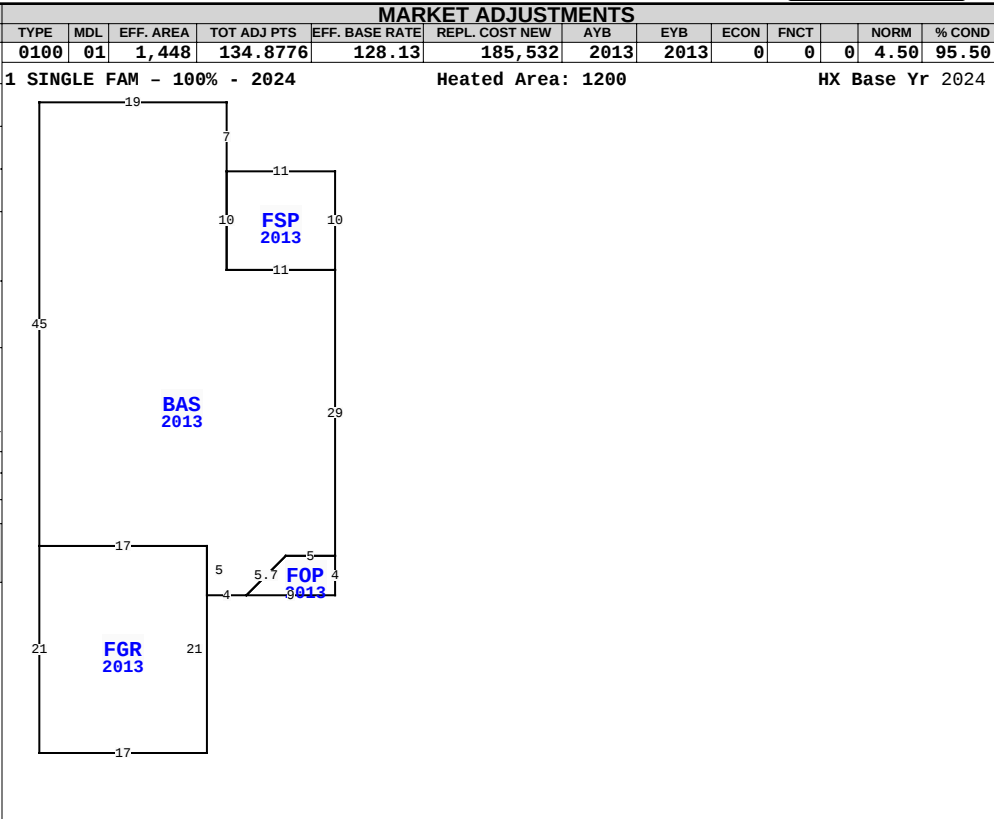
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	146,837
FGR	357	55	196	23,983
FOP	28	30	8	979
FSP	110	40	44	5,384

TOTALS	1,695		1,448	177,183
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	767.00	SF	5.20	

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



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

TOTAL OB/XF									
3,749									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					177,183				
TOTAL MARKET OB/XF VALUE					3,749				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					235,932				
SOH/AGL Deduction					0				
ASSESSED VALUE					235,932				
TOTAL EXEMPTION VALUE					HX HB VX				
BASE TAXABLE VALUE					180,932				
TOTAL JUST VALUE					235,932				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					228,003				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226704	CO ISSUED	0	04/01/2013
M1317893	H/AC	0	01/01/2013
B1226704	NEW CONSTR	143,196	12/01/2012
P1216285	NEW CONSTR	0	12/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2647/1393	6/12/2023	WD	Q	I	01	285,000	
GRANTOR: KARLIK KRISTEN							
GRANTEE: EDWARDS AARON ALEXA							
2295/0581	7/31/2019	WD	Q	I	01	164,500	
GRANTOR: JOWERS KIMBERLY S							
GRANTEE: KARLIK KRISTEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2013] W11 BAS=[YR=2013] N7 W19 S45 FGR=[YR=2013] S21 E17 N21 W17 \$ E17 S5 E4 FOP=[YR=2013] E9 N4 W5 D4 L4 \$ U4 R4 E5 N29 W11 N10 \$ S10 E11 N10 \$.									