

LOT 109
HERON ISLES PHASE 1 REPLAT
PB 7/152

MACALISTER GAIL
96507 STARFISH DR
YULEE, FL 32097

2024

37-3N-28-0740-0109-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	155,403
FGR	340	55	187	24,649
FOP	28	30	8	1,054
FSP	110	40	44	5,800
TOTALS	1,657		1,418	186,905

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0810	CONCRETE A	0	100	0	0
2	0479	VF PICKET	0	100	0	0
3	0476	VF 6 SBPL	0	100	0	0
4	0470	VNYL GATE	0	100	0	0
5	1242	WD DECK A	0	100	10	16
6	1076	TRELLIS A	0	100	10	10

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,418	145.2880	138.02	195,712	2013	2013	0	0	0	4.50	95.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 1179 HX Base Yr 2023													
96507 STARFISH DR, YULEE													

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		186,905	
TOTAL MARKET OB/XF VALUE		7,429	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		249,334	
SOH/AGL Deduction		957	
ASSESSED VALUE		248,377	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		148,377	
TOTAL JUST VALUE		249,334	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,143	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326956	C0 ISSUED	0	06/26/2013
B1326956	NEW CONSTR	0	03/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2558/1206	4/26/2022	WD	Q	I	01	289,000	
GRANTOR: CHAFFEE MARIE ELIZABE							
GRANTEE: MACALISTER GAIL							
2145/1474	9/08/2017	WD	Q	I	01	167,000	
GRANTOR: MAY ANGELIA T							
GRANTEE: CHAFFEE MARIE ELIZA							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FSP=[YR=2013] W1BAS=[YR=2013] N5 W19 S44 FGR=[YR=2013] S20 E17 N20 W17 \$ E17 S4 E4 FOP=[YR=2013] E9 N4 W5 D4 L4 \$ U4 R4 E5 N29 W11 N10 \$ S10 E11 N10 \$.													