

LOT 110
IN OR 1515/740
HERON ISLES PHASE 1 REPLAT

KNIPPENBERG PAMELA
96506 STARFISH DRIVE
YULEE, FL 32097

2024

37-3N-28-0740-0110-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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	1,302	100	1,302	139,921
FGR	385	55	212	22,783
FOP	20	30	6	645
FOP	132	30	40	4,298
TOTALS	1,839		1,560	167,648

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W		
1	0810	CONCRETE A	0 100	50	3		
2	0810	CONCRETE A	0 100	43	16		

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

MARKET ADJUSTMENTS

TYPE 0100 MDL 01 EFF. AREA 1,560 TOT ADJ PTS 122.2980 EFF. BASE RATE 116.18 REPL. COST NEW 181,241 AYB 2007 EYB 2007 ECON 0 FNCT 0 NORM 7.50 % COND 92.50

1 SINGLE FAM - 100% - 2008 Heated Area: 1302 HX Base Yr 2008

Diagram showing building layout with dimensions and area calculations. Key areas include BAS 2007 (1302 sq ft), FOP 2007 (20 sq ft), and FGR 2007 (385 sq ft). Dimensions are provided for various sections of the building.

96506 STARFISH DR, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		167,648	
TOTAL MARKET OB/XF VALUE		4,793	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		227,441	
SOH/AGL Deduction		112,354	
ASSESSED VALUE		115,087	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		65,087	
TOTAL JUST VALUE		227,441	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,973	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19424	CO ISSUED	0	02/01/2007
E18798	NEW CONSTR	2,000	02/01/2007
M12722	H/AC	0	02/01/2007
R10069	REPAIR/RRF	5,000	02/01/2007
B19424	NEW CONSTR	119,400	02/01/2007
P12123	NEW CONSTR	0	02/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/0740	7/27/2007	WD	Q	I		165,000
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: KNIPPENBERG PAMELA						
1407/0261	4/26/2006	WD	U	V	19	1,920,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WATSON CUSTOM HOME						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2007] W13 FOP=[YR=2007] N11 W12 S11 E12\$ W17 S39 FGR=[YR=2007] S19 E19N22W6S2W6S1W7\$ E7N1E6N2E6 S19 E11 N20 FOP=[YR=2007] N4W5S4E5\$ W5N4E5N31\$.															