

DEANDRADE JOAO & GINA
96486 STARFISH DR
YULEE, FL 32097

2024

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	EFF.	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	10	ABOVE AVG 70		0100	01	1,640	135.8742	129.08	211,691	2014	2014	0	0	0	4.15	95.85	VALUATION BY													
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM - 100% - 2016													Heated Area: 1391													
Roof Structur	03	GABLE/HIP 100															HX Base Yr 2016													
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 70																												
Interior Floo	14	CARPET 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	1,391	100	1,391	172,099																										
FGR	427	55	235	29,075																										
FOP	20	30	6	742																										
PTO	160	5	8	990																										
TOTALS		1,998		1,640		202,906																								
EXTRA FEATURES		96486 STARFISH DR, YULEE																												
L N	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	0	0	676.00	SF	6.50	6.50	100	2014	2014	3	95	4,174															
LAND DESCRIPTION		TOTAL OB/XF															4,174													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		05/12/2019		BY		KBA		Total Acres: 0.00		Total Land Value: 55,000		Market: 0		Agricultural: 0		Common: 55,000		PRINTED 08/06/2024 BY SYS												