LOT 305
HERON ISLES #2 PB 7/218

BYRNES ELAINE/CAMPBELL ROBERT
96404 STARFISH DRIVE
YULEE, FL 32097

2024

37-3N-28-0740-0305-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

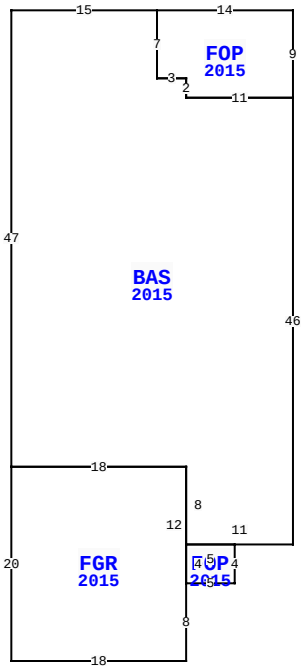
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,331	100	1,331	158,677
FGR	360	55	198	23,605
FOP	20	30	6	715
FOP	120	30	36	4,291
TOTALS	1,831		1,571	187,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	130.0398	123.54	194,081	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 1331 HX Base Yr



96404 STARFISH DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,288
TOTAL MARKET OB/XF VALUE	3,816
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	246,104
SOH/AGL Deduction	30,785
ASSESSED VALUE	215,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,319
TOTAL JUST VALUE	246,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530001	CO ISSUED	0	07/17/2015
B1530001	NEW CONSTR	167,810	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/981	5/09/2024	SW	Q	I	01	299,900
GRANTOR: ALVAR FL LLC						
GRANTEE: BYRNES ELAINE						
1992/1638	7/20/2015	WD	Q	I	01	131,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: ALVAR FL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W14 BAS=[YR=2015] W15 S47 FGR=[YR=2015] S20E18 N8 FOP=[YR=2015] E5 N4 W5 S4$ N12 W18$ E18 S8 E11 N46 W11 N2 W3 N7$ S7 E3 S2 E11 N9$.

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	0	0	0	618.00	SF	6.50	6.50	100	2015	2015	3	95	3,816	

LAND DESCRIPTION

TOTAL OB/XF 3,816

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	000100	C	SFR	0		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