

LOT 310
IN OR 2170/1928
HERON ISLES #2 PB 7/218

SCHLESSINGER DANA E
96368 STARFISH DRIVE
YULEE, FL 32097

2024

37-3N-28-0740-0310-0000



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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	141,211
FGR	385	55	212	22,993
FOP	20	30	6	651
PTO	110	5	6	651
TOTALS	1,817		1,526	165,505

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50
3	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50
4	0479	VF PICKET	0	100	0	0	48.00	LF	10.00
5	0476	VF 6 SBPL	0	100	0	0	35.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	123.4200	117.25	178,924	2007	2007	0	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1302 HX Base Yr 2019												
96368 STARFISH DR, YULEE												

TOTAL OB/XF												
8,913												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		165,505	
TOTAL MARKET OB/XF VALUE		8,913	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		229,418	
SOH/AGL Deduction		79,279	
ASSESSED VALUE		150,139	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		100,139	
TOTAL JUST VALUE		229,418	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19204	NEW CONSTR	2,000	05/01/2007
M12913	H/AC	0	05/01/2007
C19725	CO ISSUED	0	04/01/2007
B19725	NEW CONSTR	119,262	04/01/2007
P12306	NEW CONSTR	0	04/01/2007
R10258	REPAIR/RRF	5,000	04/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2170/1928	1/12/2018	WD	Q	I	01
GRANTOR: SHARP THOMAS A & VIVI					
GRANTEE: SCHLESSINGER DANA E					
1514/0110	7/20/2007	WD	U	I	07
GRANTOR: WATSON CUSTOM HOME BU					
GRANTEE: SHARP THOMAS A & VI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14 PT0=[YR=2007] N10W11S10 E11SW16 S39									
FGR=[YR=2007] S19E19 N22 W6S2 W6S1 W7\$ E7N1E6N2E6S19E11 N20									
FOP=[YR=2007] N4W5S4E5\$ W5N4E5 N31\$.									