LOT 318
HERON ISLES #2 PB 7/218

CRICKS ISAIAH &/BOUCHER KATELYNN
96331 STARFISH DR
YULEE, FL 32097

**2024**

**37-3N-28-0740-0318-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

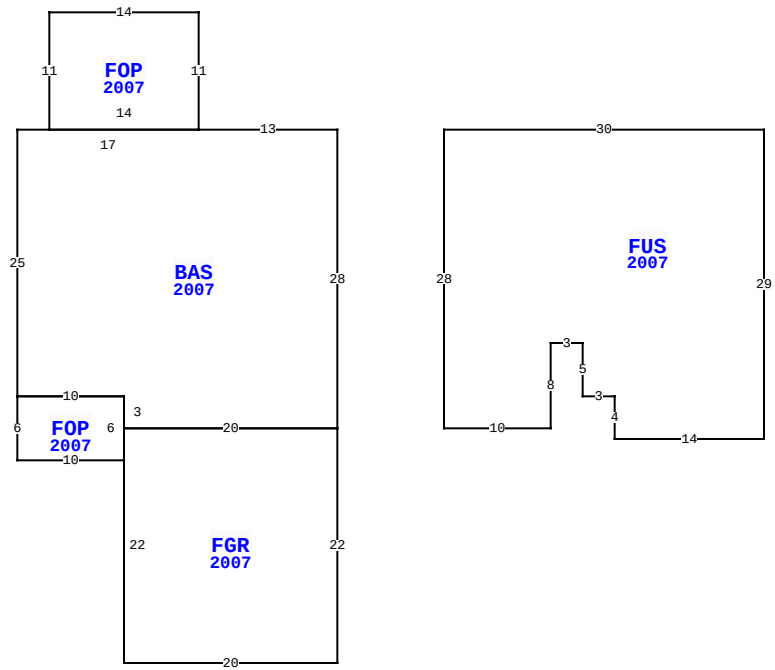
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 810 | 100 | 810 | 85,864 |
| FGR | 440 | 55 | 242 | 25,653 |
| FOP | 60 | 30 | 18 | 1,908 |
| FOP | 154 | 30 | 46 | 4,877 |
| FUS | 821 | 100 | 821 | 87,030 |
| TOTALS | 2,285 | | 1,937 | 205,332 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,937 | 120.6282 | 114.60 | 221,980 | 2007 | 2007 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1631 HX Base Yr 2021




96331 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 | | 205,332 |
| TOTAL MARKET OB/XF VALUE | | 3,981 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 264,313 |
| SOH/AGL Deduction | | 74,699 |
| ASSESSED VALUE | | 189,614 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 139,614 |
| TOTAL JUST VALUE | | 264,313 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 255,146 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C19398 | CO ISSUED | 0 | 02/01/2007 |
| E18769 | NEW CONSTR | 2,000 | 02/01/2007 |
| M12703 | H/AC | 0 | 02/01/2007 |
| R10051 | REPAIR/RRF | 5,000 | 02/01/2007 |
| B19398 | NEW CONSTR | 147,642 | 02/01/2007 |
| P12070 | NEW CONSTR | 0 | 02/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2400/0114 | 10/13/2020 | WD | Q | I | 01 | 185,000 |
| GRANTOR: PLICKA WILLIAM E JR & | | | | | | |
| GRANTEE: CRICKS ISAIAH & KAT | | | | | | |
| 1703/1824 | 10/04/2010 | WD | U | I | 11 | 145,000 |
| GRANTOR: REDUS FLORIDA HOUSING | | | | | | |
| GRANTEE: PLICKA WILLIAM E JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W13 FOP=[YR=2007] N11 W14 S11 E14$W17 S25 FOP=[YR=2007] S6 E10 N6 W10$E10S3 FGR=[YR=2007] S22 E20 N22 W20$E20N28$ PTR=E10 FUS=[YR=2007] S28 E10 N8E3S5E3 S4 E14N29W30$ W10$.

## 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 | 100 | 37 | 16 | 592.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 88 | 3,386 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 26 | 4 | 104.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 88 | 595 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,981

| 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 | 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