



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	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	1,473	100	1,473	155,394
FGR	372	55	205	21,627
FOP	29	30	9	949
USP	180	30	54	5,697
TOTALS	2,054		1,741	183,667

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,741	120.1200	114.11	198,666	2007	2007	0	0	0	7.55	92.45	
1 SINGLE FAM - 0% - 2024 Heated Area: 1473 HX Base Yr													

96473 STARFISH DR, YULEE											BLD DATE		LOL DATE	
											XF DATE		LAND DATE	
											INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
630.00	SF	6.50	6.50	100	2007	2007	3	88	3,604					
60.00	SF	6.50	6.50	100	2007	2007	3	88	343					
30.00	LF	10.00	10.00	100	2010	2010	3	78	234					
70.00	LF	32.00	32.00	100	2010	2010	3	78	1,747					

LAND DESCRIPTION										TOTAL OB/XF						5,928		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00		

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												183,667	
TOTAL MARKET OB/XF VALUE												5,928	
TOTAL LAND VALUE - MARKET												55,000	
TOTAL MARKET VALUE												244,595	
SOH/AGL Deduction												0	
ASSESSED VALUE												244,595	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												244,595	
TOTAL JUST VALUE												244,595	
NCON VALUE												0	
INCOME VALUE												0	
PREVIOUS YEAR MKT VALUE												236,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19345	NEW CONSTR	2,000	06/01/2007
M12958	H/AC	0	05/01/2007
C19771	C0 ISSUED	133,122	04/01/2007
B19771	NEW CONSTR	133,122	04/01/2007
P12311	NEW CONSTR	0	04/01/2007
R10281	REPAIR/RRF	3,000	04/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2628/1419	3/31/2023	WD	Q	I	01	305,000			
GRANTOR:HICKS FREDERICK & RUB									
GRANTEE:THUEMLING THOMAS G									
2499/0562	9/22/2021	WD	Q	I	01	266,000			
GRANTOR:SWEATT RALPH A & NATA									
GRANTEE:HICKS FREDERICK & R									

BUILDING NOTES													

BUILDING DIMENSIONS													
USP=[YR=2017] W15S10 BAS=[YR=2007] W15 S52 E6 FOP=[YR=2007] S4E5N3 U2 R2 U2 L2 L3 D3 W2\$ E2 U3 R3 D2 R2 FGR=[YR=2007] D2 L2 S16 E19 N20 W15 L2 D2 \$ U2 R2 E15 N47 W15N2\$S2 E15N12\$.													