TRACT 34
LOFTON BLUFF SUB PB 4/57

STARFISH GLOBAL ENTERPRISES LLC
85348 BLACKMON RD
YULEE, FL 32097

2024

43-2N-27-4620-0034-0000

BUILDING CHARACTERISTICS

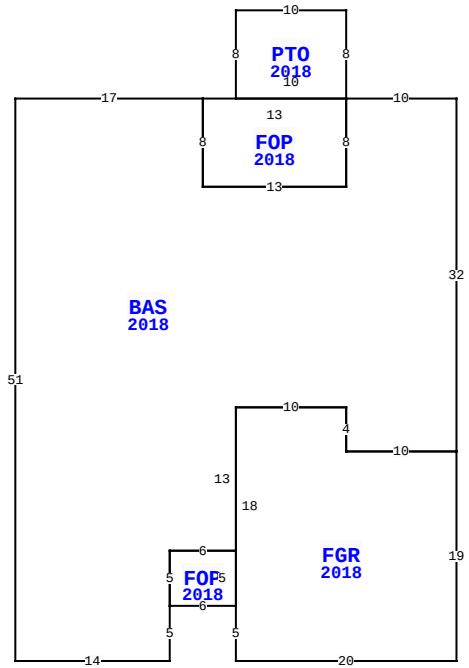
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	209,259
FGR	420	55	231	33,200
FOP	30	30	9	1,294
FOP	104	30	31	4,455
PTO	80	5	4	575
TOTALS	2,090		1,731	248,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,731	117.5000	146.88	254,249	2018	2018	0	0	0	2.15	97.85

2 SNGL FAM – 0% - 0 Heated Area: 1456 HX Base Yr



85348 BLACKMON RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,783
TOTAL MARKET OB/XF VALUE	28,369
TOTAL LAND VALUE - MARKET	98,000
TOTAL MARKET VALUE	375,152
SOH/AGL Deduction	22,316
ASSESSED VALUE	352,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,836
TOTAL JUST VALUE	375,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007095	CO ISSUED	0	07/12/2018
17011031	NEW CONSTR	189,441	12/11/2017
963053	CHNGE SRVC	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/0221	7/27/2021	WD	U	I	11	100
GRANTOR: ROATH CINDY K						
GRANTEE: STARFISH GLOBAL ENT						
2226/1103	9/26/2018	WD	U	I	11	100
GRANTOR: STARFISH GLOBAL ENTER						
GRANTEE: ROATH CINDY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W10 PTO=[YR=2018] N8 W10 S8E10$ FOP=[YR=2018] W13 S8 E13 N8$ S8 W13 N8 W17 S51 E14 N5 FOP=[YR=2018] E6 FGR=[YR=2018] S5 E20 N19 W10 N4 W10 S18$ N5 W6 S5$ N5 E6 N13 E10 S4 E10 N32$.

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	0511	GARAGE CB-	0	0	24	26	624.00	SF	40.00	40.00	100	1993	1993	3	66	16,474	
2	0300	BOAT DCK W	0	0	0	0	280.00	SF	40.00	40.00	100	2004	2004	3	36	4,032	
3	0300	BOAT DCK W	0	0	0	0	278.00	SF	40.00	40.00	100	2004	2004	3	36	4,003	
4	0855	CONC PAVER	0	0	0	0	75.00	SF	10.00	10.00	100	2018	2018	3	97	728	
5	0462	ST/AL FNC	0	0	0	0	360.00	SF	10.00	10.00	100	2018	2018	3	87	3,132	

LAND DESCRIPTION

TOTAL OB/XF 28,369

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	000116	C	SFR MARSH	0		OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	100,000.00	100,000.00	98,000							

REVIEW DATE 03/10/2021 BY NWA Total Acres: 0.98 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 08/06/2024 BY SYS