

LOT 110  
IN OR 1515/740  
HERON ISLES PHASE 1 REPLAT

KNIPPENBERG PAMELA  
96506 STARFISH DRIVE  
YULEE, FL 32097

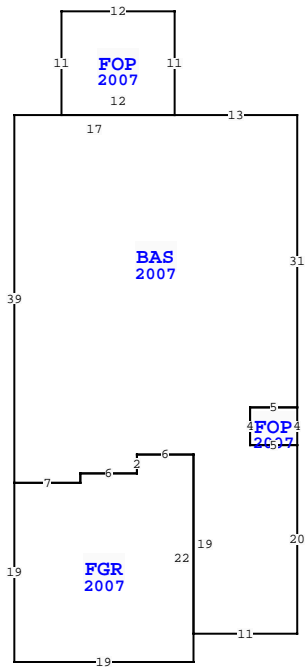
2025

37-3N-28-0740-0110-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	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	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,302	100	2007
FGR	385	55	2007
FOP	20	30	2007
FOP	132	30	2007
TOTALS	1,839		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1		SINGLE FAM - 100%	- 2008		Heated Area: 1302							HX Base Yr 2008



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			167,545
TOTAL MARKET OB/XF VALUE			4,739
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			237,284
SOH/AGL Deduction			118,859
ASSESSED VALUE			118,425
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			67,703
TOTAL JUST VALUE			237,284
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19424	CO ISSUED	0	02/01/2007
E18798	NEW CONSTR	2,000	02/01/2007
M12722	H/AC	0	02/01/2007
R10069	REPAIR/RRF	5,000	02/01/2007
B19424	NEW CONSTR	119,400	02/01/2007
P12123	NEW CONSTR	0	02/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/0740	7/27/2007	WD Q		I		165,000

GRANTOR: WATSON CUSTOM HOME BU  
GRANTEE: KNIPPENBERG PAMELA  
1407/0261 4/26/2006 WD U V 19 1,920,000  
GRANTOR: HERON ISLES JOINT VEN  
GRANTEE: WATSON CUSTOM HOME

EXTRA FEATURES																
L N	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	50	3			6.50	100	2007	2007	3	87	848	
2	0810	CONCRETE A	0	100	43	16			6.50	100	2007	2007	3	87	3,891	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W13 FOP=[YR=2007] N11 W12 S11 E12\$ W17 S39 FGR=[YR=2007] S19 E19N22W6S2W6S1W7\$ E7N1E6N2E6 S19 E11 N20 FOP=[YR=2007] N4W5S4E5\$ W5N4E5N31\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								