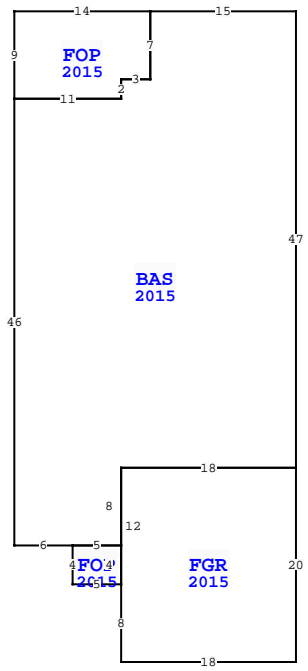




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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 TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,331 100 2015 1,331 153,267
FGR	360 55 2015 198 22,800
FOP	20 30 2015 6 691
FOP	120 30 2015 36 4,145
TOTALS	1,831 1,571 180,903

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2025									
				Heated Area: 1331								
					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			180,903
TOTAL MARKET OB/XF VALUE			4,403
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			250,306
SOH/AGL Deduction			0
ASSESSED VALUE			250,306
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			250,306
TOTAL JUST VALUE			250,306
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530302	CO ISSUED	0	08/31/2015
B1530302	NEW CONSTR	169,726	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I /	RSN CD	SALE PRICE
2747/1103	10/30/2024	SW	Q	I	01	275,000
GRANTOR: ALVAR FL LLC						
GRANTEE: SAINT-MARTIN JOHN A						
2000/1909	8/28/2015	WD	Q	I	01	137,200
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: ALVAR FL LLC						

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	0	0	0		713.00	6.50	100	2015	2015	3 95	4,403

96518 STARFISH DR, YULEE

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

BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=2015] W15 FOP=[YR=2015] W14 S9 E11 N2 E3 N7\$ S7 W3 S2 W11 S46 E6 FOP=[YR=2015] S4 E5 FGR=[YR=2015] S8 E18 N20 W18 S12\$ N4 W5\$ E5 N8 E18 N47\$.

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								