LOT 292
IN OR 1927/1013
HERON ISLES #2 PB 7/218

WATSON MICHAEL D/WATSON ROGER P
96492 STARFISH DR
YULEE, FL 32097

2025

37-3N-28-0740-0292-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

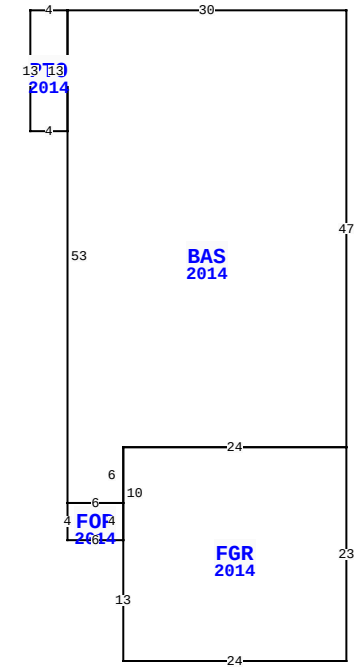
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100	2014	1,446	173,997
FGR	552	55	2014	304	36,580
FOP	24	30	2014	7	842
PTO	52	5	2014	3	361
TOTALS	2,074			1,760	211,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,760	126.0000	126.00	221,760	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1446 HX Base Yr



96492 STARFISH DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,781
TOTAL MARKET OB/XF VALUE	7,527
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	284,308
SOH/AGL Deduction	0
ASSESSED VALUE	284,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,308
TOTAL JUST VALUE	284,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327860	CO ISSUED	0	03/01/2014
B1327860	NEW CONSTR	183,511	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/1013	7/07/2014	QC	U	V	11	100
GRANTOR: WATSON CAROLYN D						
GRANTEE: WATSON MICHAEL D &						
1709/1661	10/25/2010	WD	U	V	11	19,900
GRANTOR: REDUS FLORIDA HOUSING						
GRANTEE: WATSON CAROLYN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W30 PTO=[YR=2014] W4 S13 E4 N13 $ S53
FOP=[YR=2014] S4 E6 FGR=[YR=2014] S13 E24 N23 W24 S10 $ N4
W6 $ E6 N6 E24 N47 $.

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	0	0	0	688.00	SF	6.50	6.50	100	2014	2014	3	94	4,204	
2	0476	VF 6 SBPL	0	0	0	0	110.00	LF	32.00	32.00	100	2015	2015	3	87	3,062	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 7,527

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS