LOT 293
IN OR 1923/1499
HERON ISLES #2 PB 7/218

DEANDRADE JOAO & GINA
96486 STARFISH DR
YULEE, FL 32097

2025

37-3N-28-0740-0293-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

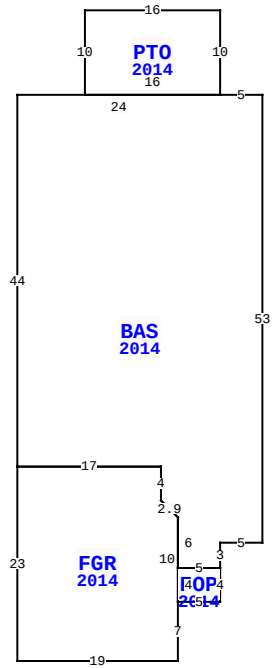
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,391	100	2014	1,391	172,024
FGR	427	55	2014	235	29,063
FOP	20	30	2014	6	742
PTO	160	5	2014	8	990
TOTALS	1,998			1,640	202,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	129.6981	129.70	212,708	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1391 HX Base Yr 2016



96486 STARFISH DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,817
TOTAL MARKET OB/XF VALUE		4,130
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		271,947
SOH/AGL Deduction		113,364
ASSESSED VALUE		158,583
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,861
TOTAL JUST VALUE		271,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327659	CO ISSUED	0	04/01/2014
B1327659	NEW CONSTR	175,260	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1923/1499	6/19/2014	WD	Q	I	01	142,500
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: DEANDRADE JOAO & GI						
1872/0314	8/05/2013	SW	U	V	30	35,000
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W5 PTO=[YR=2014] N10 W16 S10 E16 $ W24 S44
FGR=[YR=2014] S23 E19 N7 FOP=[YR=2014] E5 N4 W5 S4 $ N10
U2 L2 N4 W17 $ E17 S4 D2 R2 S6 E5 N3 E5 N53 $.

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	100	0	0	676.00	SF	6.50	6.50	100	2014	2014	3	94	4,130	

LAND DESCRIPTION

TOTAL OB/XF 4,130

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS