LOT 294
IN OR 1825/513
HERON ISLES #2 PB 7/218

MURPHY WILLIAM W
96480 STARFISH DR
YULEE, FL 32097

2025

37-3N-28-0740-0294-0000

NASSAU COUNTY PROPERTY

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 Floo	14	CARPET 70
Interior Floo	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

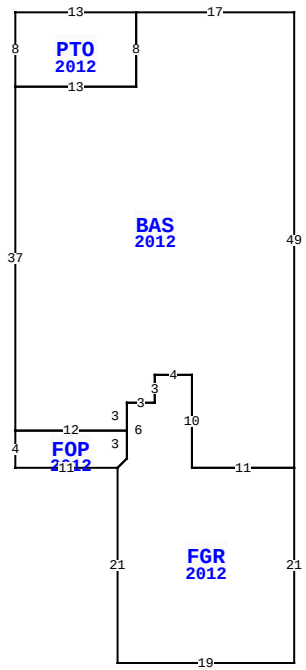
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,257	100	2012	1,257	142,484
FGR	461	55	2012	254	28,791
FOP	48	30	2012	14	1,587
PTO	104	5	2012	5	567
TOTALS	1,870			1,530	173,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,530	119.9520	119.95	183,524	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1257 HX Base Yr 2013



96480 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		173,430
TOTAL MARKET OB/XF VALUE		3,373
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		241,803
SOH/AGL Deduction		121,429
ASSESSED VALUE		120,374
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,652
TOTAL JUST VALUE		241,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226314	CO ISSUED	0	11/16/2012
E25350	TEMP POLE	0	08/01/2012
P16083	NEW CONSTR	0	08/01/2012
B26314	NEW CONSTR	150,737	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1825/0513	11/15/2012	WD	Q	I	02	122,200
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: MURPHY WILLIAM W						
1804/0876	7/27/2012	WD	U	V	30	14,500
GRANTOR: BWC LAND LLC						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 PTO=[YR=2012] W13 S8 E13 N8 $ S8 W13 S37 FOP=[YR=2012] S4 E11 FGR=[YR=2012] S21 E19 N21 W11 N10 W4 S3 W3 S6 D1 L1 $ U1 R1 N3 W12 $ E12 N3 E3 N3 E4 S10 E11 N49 $.

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	0811	CONCRETE B	0	100	0	0	705.00	SF	5.20	5.20	100	2012	2012	3	92	3,373	

LAND DESCRIPTION

TOTAL OB/XF 3,373

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	000100	C	RES	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