LOT 295
HERON ISLES #2 PB 7/218

BAILEY ROBERT STEPHEN & LINDA BERRY LIVING TRUST/
96476 STARFISH DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0295-0000

BUILDING CHARACTERISTICS

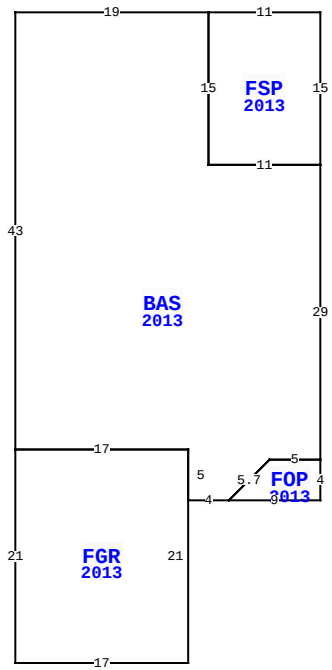
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,162	100	2013	1,162	148,398
FGR	357	55	2013	196	25,031
FOP	28	30	2013	8	1,021
FSP	165	40	2013	66	8,428
TOTALS	1,712			1,432	182,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	134.4252	134.43	192,504	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1162 HX Base Yr 2014



96476 STARFISH DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,879
TOTAL MARKET OB/XF VALUE		2,302
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		250,181
SOH/AGL Deduction		132,437
ASSESSED VALUE		117,744
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		62,022
TOTAL JUST VALUE		250,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327582	CO ISSUED	0	12/17/2013
P1316788	NEW CONSTR	0	08/01/2013
B1327582	NEW CONSTR	141,989	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1456	8/09/2020	QC	U	I	11	100
GRANTOR: BAILEY ROBERT S & LIN						
GRANTEE: BAILEY ROBERT S & L						
1867/1478	7/12/2013	WD	Q	V	01	17,500
GRANTOR: BWC LAND LLC						
GRANTEE: BAILEY ROBERT S & L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W11 BAS=[YR=2013] W19 S43 FGR=[YR=2013] S21 E17 N21 W17 $ E17 S5 E4 FOP=[YR=2013] E9 N4 W5 D4 L4 $ U4 R4 E5 N29 W11 N15 $ S15 E11 N15 $.

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	476.00	SF	5.20	5.20	100	2013	2013	3	93	2,302	

LAND DESCRIPTION

TOTAL OB/XF 2,302

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