LOT 296
IN OR 1963/1422
HERON ISLES #2 PB 7/218

BORWN MARY C
96468 STARFISH DR
YULEE, FL 32097

2025

37-3N-28-0740-0296-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

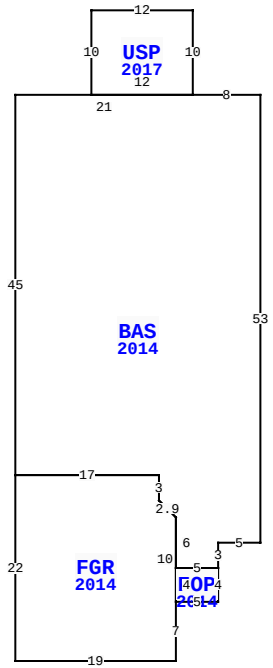
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,408	100	2014	1,408	161,962
FGR	410	55	2014	226	25,997
FOP	20	30	2014	6	690
USP	120	30	2017	36	4,141
TOTALS	1,958			1,676	192,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,676	120.6450	120.64	202,193	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1408 HX Base Yr



96468 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		192,791
TOTAL MARKET OB/XF VALUE		3,426
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		261,217
SOH/AGL Deduction		4,023
ASSESSED VALUE		257,194
TOTAL EXEMPTION VALUE	13	257,194
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		261,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702598	OTHER	1,700	05/01/2017
B1428293	CO ISSUED	0	08/18/2014
B1428293	NEW CONSTR	175,260	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/1422	2/19/2015	WD	Q	I	02	148,000
GRANTOR: AIRHART ANNIE SUE						
GRANTEE: DELLAPIETRO DONALD						
1933/0539	8/20/2014	WD	Q	I	01	136,500
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: AIRHART ANNIE SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 USP=[YR=2017] N10 W12 S10 E12 $ W21 S45
FGR=[YR=2014] S22 E19 N7 FOP=[YR=2014] E5 N4 W5 S4 $ N10
U2 L2 N3 W17 $ E17 S3 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	0811	CONCRETE B	0	100	0	0	701.00	SF	5.20	5.20	100	2014	2014	3	94	3,426	

LAND DESCRIPTION

TOTAL OB/XF 3,426

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