LOT 299
HERON ISLES #2 PB 7/218

ANDERSON ELSIE
96444 STARFISH DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0299-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

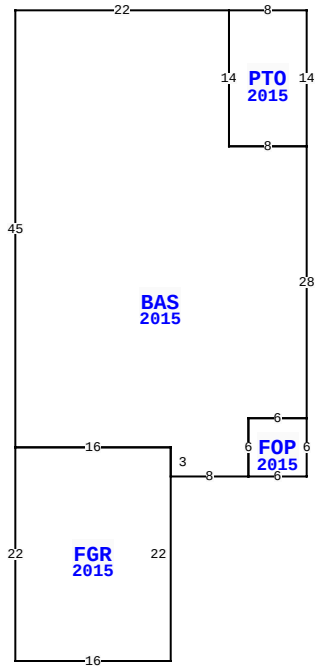
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,244	100	2015	1,244	139,416
FGR	352	55	2015	194	21,742
FOP	36	30	2015	11	1,233
PTO	112	5	2015	6	672
TOTALS	1,744			1,455	163,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,455	116.7390	116.74	169,857	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 1244 HX Base Yr



96444 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	163,063
TOTAL MARKET OB/XF VALUE	3,267
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	231,330
SOH/AGL Deduction	17,720
ASSESSED VALUE	213,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,610
TOTAL JUST VALUE	231,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530396	CO ISSUED	0	03/07/2016
B1530396	NEW CONSTR	155,970	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/1553	7/08/2020	WD	Q	I	01	175,000
GRANTOR: HOLMES PATRICIA A & J						
GRANTEE: ANDERSON ELSIE						
2042/1597	4/27/2016	WD	Q	I	01	122,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HOLMES PATRICIA A &						

BUILDING NOTES

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	36	3	108.00	SF	6.50	6.50	100	2015	2015	3	95	667	
2	0810	CONCRETE A	0	0	0	0	421.00	SF	6.50	6.50	100	2015	2015	3	95	2,600	

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=-8,-4] W22 S45 E16 S3 E8 N6 E6 N28 W8 N14 $
FGR=[YR=2015;ORIG=-30,41] S22 E16 N22 W16 $
PTO=[YR=2015;ORIG=0,-4] W8 S14 E8 N14 $
FOP=[YR=2015;ORIG=-6,44] E6 N6 W6 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,267

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	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 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