LOT 302
HERON ISLES #2 PB 7/218

OSTENSEN JOYCE/HAMILTON THOMAS ASHLEY
96424 STARFISH DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0302-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

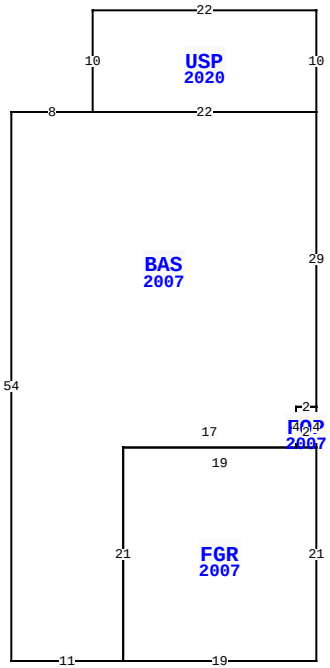
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,213	100	2007	1,213	131,634
FGR	399	55	2007	219	23,765
FOP	8	30	2007	2	217
USP	220	30	2020	66	7,162
TOTALS	1,840			1,500	162,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,500	118.0242	118.02	177,030	2007	2007	0	0	0	8.05	91.95

1 SINGLE FAM – 100% - 2021 Heated Area: 1213 HX Base Yr 2021



96424 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		162,779
TOTAL MARKET OB/XF VALUE		5,497
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		233,276
SOH/AGL Deduction		66,876
ASSESSED VALUE		166,400
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,678
TOTAL JUST VALUE		233,276
NCON VALUE		4,103
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014113	200 SQFT SCREEN E	4,880	12/20/2024
M12286	H/AC	0	12/01/2006
C18843	CO ISSUED	0	11/01/2006
B18843	NEW CONSTR	114,114	11/01/2006
E18412	NEW CONSTR	2,000	11/01/2006
P11738	NEW CONSTR	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1393	11/20/2020	WD	Q	I	01	195,000
GRANTOR: OWENS JONATHAN						
GRANTEE: HAMILTON THOMAS ASH						
1980/0006	5/14/2015	WD	Q	I	01	130,000
GRANTOR: HOMES HQ LLC						
GRANTEE: OWENS JONATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W22 W8 S54 E11 N21 E17 N4 E2 N29 $
FGR=[YR=2007;ORIG=-19,54] E19 N21 W19 S21 $
FOP=[YR=2007;ORIG=-2,33] E2 N4 W2 S4 $
USP=[YR=2020;ORIG=-22,0] E22 N10 W22 S10 $
.

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	39	3	117.00	SF	6.50	6.50	100	2007	2007	3	87	662	
2	0810	CONCRETE A	0	100	57	15	855.00	SF	6.50	6.50	100	2007	2007	3	87	4,835	

LAND DESCRIPTION

TOTAL OB/XF 5,497

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 07/08/2025 BY WW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS