LOT 303
HERON ISLES #2 PB 7/218

HAWKINS DANIEL J & ANAIS P S
2105 BOWEN CORNER AVE
HANAHAN, SC 29410

2025

37-3N-28-0740-0303-0000

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

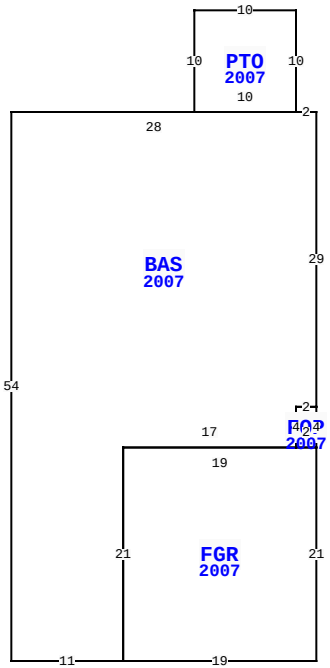
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	2007	1,213	134,221
FGR	399	55	2007	219	24,233
FOP	8	30	2007	2	222
PTO	100	5	2007	5	554
TOTALS	1,720			1,439	159,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	120.3384	120.34	173,169	2007	2007	0	0	0	8.05	91.95

1 SINGLE FAM – 0% - 0 Heated Area: 1213 HX Base Yr



96418 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	159,229
TOTAL MARKET OB/XF VALUE	4,734
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	228,963
SOH/AGL Deduction	17,611
ASSESSED VALUE	211,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,352
TOTAL JUST VALUE	228,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19474	NEW CONSTR	2,000	06/01/2007
M13044	H/AC	0	06/01/2007
P12433	NEW CONSTR	0	06/01/2007
B19993	NEW CONSTR	0	01/01/2007
C19993	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0767	11/05/2020	WD	Q	I	01	200,000
GRANTOR: CREWS CRYSTAL M FKA C						
GRANTEE: HAWKINS DANIEL J &						
1558/1403	4/01/2008	WD	Q	I		140,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: LUNA CRYSTAL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 PTO=[YR=2007] N10 W10 S10 E10$W28 S54 E11
FGR=[YR=2007] E19 N21 W19 S21$N21E17FOP=[YR=2007] E2N4
W2S4$N4E2N29$.

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	48	15	720.00	SF	6.50	6.50	100	2007	2007	3	87	4,072	
2	0810	CONCRETE A	0	0	39	3	117.00	SF	6.50	6.50	100	2007	2007	3	87	662	

LAND DESCRIPTION

TOTAL OB/XF 4,734

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