LOT 305
HERON ISLES #2 PB 7/218

BYRNES ELAINE/CAMPBELL ROBERT
96404 STARFISH DR
YULEE, FL 32097

2025

37-3N-28-0740-0305-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

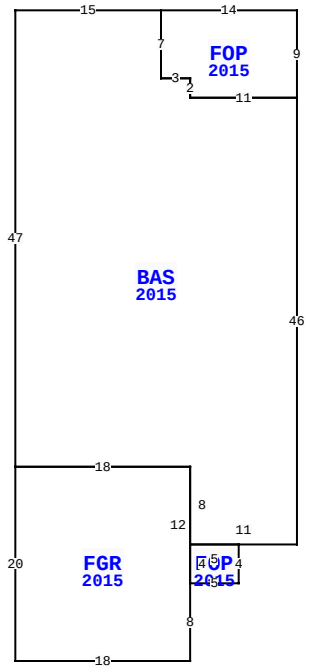
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,331	100	2015	1,331	158,608
FGR	360	55	2015	198	23,595
FOP	20	30	2015	6	715
FOP	120	30	2015	36	4,290
TOTALS	1,831			1,571	187,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	124.1289	124.13	195,008	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1331 HX Base Yr 2025



96404 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		187,208
TOTAL MARKET OB/XF VALUE		3,816
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		256,024
SOH/AGL Deduction		50,577
ASSESSED VALUE		205,447
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,725
TOTAL JUST VALUE		256,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530001	CO ISSUED	0	07/17/2015
B1530001	NEW CONSTR	167,810	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/981	5/09/2024	SW	Q	I	01	299,900
GRANTOR: ALVAR FL LLC						
GRANTEE: BYRNES ELAINE						
1992/1638	7/20/2015	WD	Q	I	01	131,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: ALVAR FL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W14 BAS=[YR=2015] W15 S47 FGR=[YR=2015] S20E18 N8 FOP=[YR=2015] E5 N4 W5 S4$ N12 W18$ E18 S8 E11 N46 W11 N2 W3 N7$ S7 E3 S2 E11 N9$.

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	0	0	618.00	SF	6.50	6.50	100	2015	2015	3	95	3,816	

LAND DESCRIPTION

TOTAL OB/XF 3,816

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