LOT 307
HERON ISLES #2 PB 7/218

**BROWN JAMES & AUBREE**
96388 STARFISH DR
YULEE, FL 32097

**2025**

**37-3N-28-0740-0307-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 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 | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

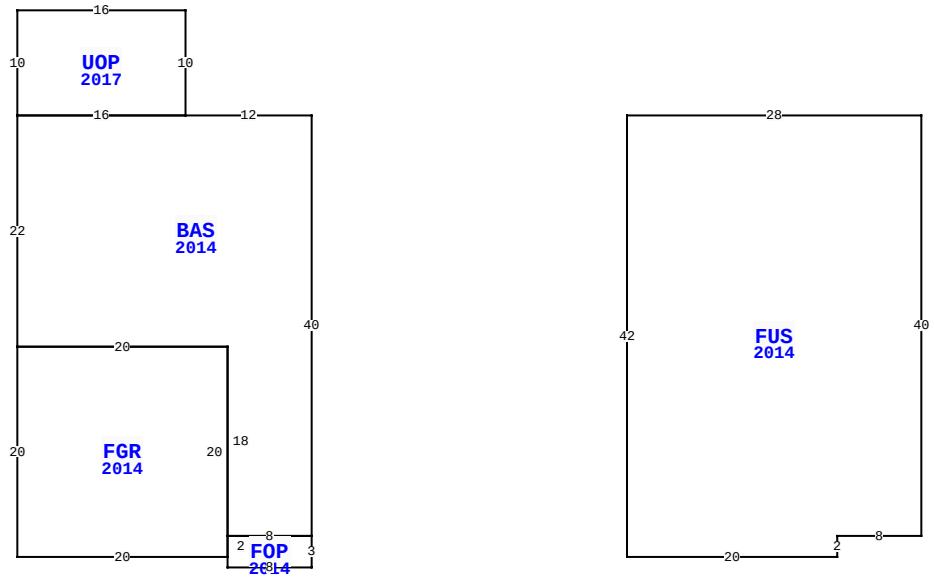
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 760 | 100 | 2014 | 760 | 84,618 |
| FGR | 400 | 55 | 2014 | 220 | 24,495 |
| FOP | 24 | 30 | 2014 | 7 | 779 |
| FUS | 1,160 | 100 | 2014 | 1,160 | 129,154 |
| UOP | 160 | 20 | 2017 | 32 | 3,563 |
| TOTALS | 2,504 | | | 2,179 | 242,610 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,179 | 117.2031 | 117.20 | 255,379 | 2014 | 2014 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1920 HX Base Yr 2020




96388 STARFISH DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 242,610 |
| TOTAL MARKET OB/XF VALUE | | 9,149 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 316,759 |
| SOH/AGL Deduction | | 102,370 |
| ASSESSED VALUE | | 214,389 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 163,667 |
| TOTAL JUST VALUE | | 316,759 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 307,031 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C132700 | CO ISSUED | 0 | 03/01/2014 |
| B1327700 | NEW CONSTR | 232,749 | 09/01/2013 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2254/0700 | 2/08/2019 | WD | Q | I | 01 | 194,900 |
| GRANTOR: ALLEN RICHARD W & GWE | | | | | | |
| GRANTEE: BROWN JAMES & AUBRE | | | | | | |
| 1909/1992 | 3/28/2014 | WD | Q | I | 02 | 172,900 |
| GRANTOR: SOUTHERN LIFESTYLE HO | | | | | | |
| GRANTEE: ALLEN RICHARD W & G | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2014] W12 UOP=[YR=2017] N10 W16 S10 E16 $ W16 S22 FGR=[YR=2014] S20 E20 FOP=[YR=2014] S1 E8 N3 W8 S2 $ N20 W20 $ E20 S18 E8 N40 $ PTR= E30 FUS=[YR=2014] E28 S40 W8 S2 W20 N42 $ W30 $.

### 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 | 696.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 94 | 4,253 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 180.00 | LF | 32.00 | 32.00 | 100 | 2014 | 2014 | 3 | 85 | 4,896 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,149

| 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