LOT 309
IN OR 1528/969
HERON ISLES #2 PB 7/218

SAPP DANIEL T JR & AUGENA D
96376 STARFISH DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0309-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

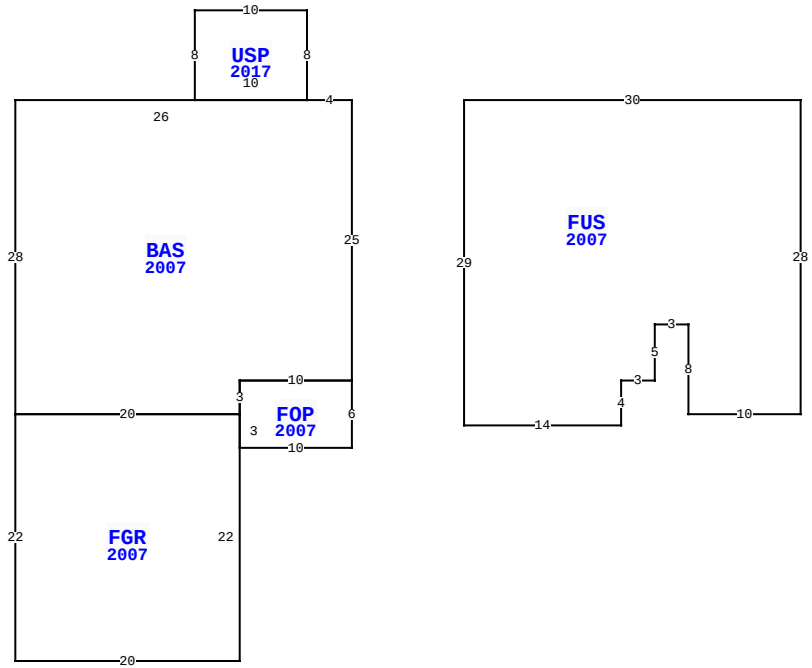
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	810	100	2007	810	82,814
FGR	440	55	2007	242	24,742
FOP	60	30	2007	18	1,840
FUS	821	100	2007	821	83,939
USP	80	30	2017	24	2,454
TOTALS	2,211			1,915	195,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	111.1320	111.13	212,814	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1631 HX Base Yr



96376 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	195,789
TOTAL MARKET OB/XF VALUE	5,346
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	266,135
SOH/AGL Deduction	19,585
ASSESSED VALUE	246,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,550
TOTAL JUST VALUE	266,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19279	NEW CONSTR	2,000	05/01/2007
M12951	H/AC	0	05/01/2007
C19806	CO ISSUED	0	04/01/2007
B19806	NEW CONSTR	145,002	04/01/2007
P12331	NEW CONSTR	0	04/01/2007
R10299	REPAIR/RRF	5,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/0969	10/03/2007	WD	Q	I		198,500
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: SAPP DANIEL T JR &						
1468/0268	12/28/2006	WD	U	V	19	276,100
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WATSON CUSTOM HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 USP=[YR=2017] N8W10 S8E10 $W26 S28
FGR=[YR=2007] S22 E20 N22 W20$E20FOP=[YR=2007] S3 E10N6W10
S3$ N3 E10 N25$ PTR=E10 FUS=[YR=2007] S29 E14
N4E3N5E3S8E10N28W30$ W10$.

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	42	16	672.00	SF	6.50	6.50	100	2007	2007	3	87	3,800	
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	2007	2007	3	87	475	
3	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2007	2007	3	69	795	
4	0479	VF PICKET	0	0	0	0	40.00	LF	10.00	10.00	100	2007	2007	3	69	276	

LAND DESCRIPTION

TOTAL OB/XF 5,346

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	000134	C	RES POND	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