

LOT 310
IN OR 2170/1928
HERON ISLES #2 PB 7/218

SCHLESSINGER DANA E
96368 STARFISH DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0310-0000



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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	1,302	100	2007	1,302	141,118
FGR	385	55	2007	212	22,978
FOP	20	30	2007	6	650
PTO	110	5	2007	6	650
TOTALS	1,817			1,526	165,396

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0 100	0 0	1.00
2	0810	CONCRETE A	0 100	41 16	656.00
3	0810	CONCRETE A	0 100	48 3	144.00
4	0479	VF PICKET	0 100	0 0	48.00
5	0476	VF 6 SBPL	0 100	0 0	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,526	117.8100	117.81	179,778	2007	2007	0	0	0	8.00	92.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 1302 HX Base Yr 2019													
96368 STARFISH DR, YULEE													

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

TOTAL OB/XF													
8,778													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		165,396	
TOTAL MARKET OB/XF VALUE		8,778	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		239,174	
SOH/AGL Deduction		84,681	
ASSESSED VALUE		154,493	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		103,771	
TOTAL JUST VALUE		239,174	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		229,418	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19204	NEW CONSTR	2,000	05/01/2007
M12913	H/AC	0	05/01/2007
C19725	CO ISSUED	0	04/01/2007
B19725	NEW CONSTR	119,262	04/01/2007
P12306	NEW CONSTR	0	04/01/2007
R10258	REPAIR/RRF	5,000	04/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2170/1928	1/12/2018	WD	Q	I	01
GRANTOR: SHARP THOMAS A & VIVI					
GRANTEE: SCHLESSINGER DANA E					
1514/0110	7/20/2007	WD	U	I	07
GRANTOR: WATSON CUSTOM HOME BU					
GRANTEE: SHARP THOMAS A & VI					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W14 PT0=[YR=2007] N10W11S10 E11SW16 S39									
FGR=[YR=2007] S19E19 N22 W6S2 W6S1 W7S E7N1E6N2E6S19E11 N20									
FOP=[YR=2007] N4W5S4E5S W5N4E5 N31S.									