LOT 312
HERON ISLES #2 PB 7/218

LUCIO ROSA MARY L/E/
96354 STARFISH DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0312-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

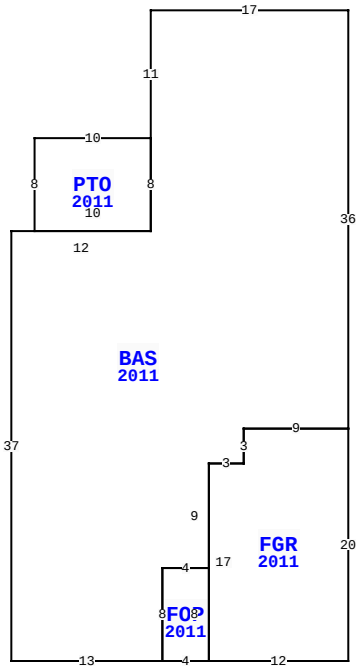
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,133	100	2011	1,133	132,584
FGR	231	55	2011	127	14,861
FOP	32	30	2011	10	1,170
PTO	80	5	2011	4	468
TOTALS	1,476			1,274	149,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,274	124.4880	124.49	158,600	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1133 HX Base Yr 2012



96354 STARFISH DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,084
TOTAL MARKET OB/XF VALUE		1,934
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		216,018
SOH/AGL Deduction		108,697
ASSESSED VALUE		107,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,599
TOTAL JUST VALUE		216,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24265	CO ISSUED	0	03/01/2011
E23169	NEW CONSTR	0	01/01/2011
M15879	H/AC	0	01/01/2011
P14584	NEW CONSTR	0	01/01/2011
B24265	NEW CONSTR	123,618	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2783/591	4/17/2025	WD	U	I	11	100
GRANTOR: LUCIO ROSA MARY						
GRANTEE: BOYKINS MICHELE						
1734/0855	4/15/2011	WD	Q	I	02	105,000
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: LUCIO ROSA MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 S11 PTO=[YR=2011] W10 S8 E10 N8 $ S8 W12 S37 E13 FOP=[YR=2011] E4 FGR=[YR=2011] E12 N20 W9 S3 W3 S17$ N8 W4 S8$ N8 E4 N9 E3 N3 E9 N36$.

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	327.00	SF	6.50	6.50	100	2011	2011	3	91	1,934	

LAND DESCRIPTION

TOTAL OB/XF 1,934

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