LOT 314
HERON ISLES #2 PB 7/218

SABATIER HELENE
96338 STARFISH DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0314-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
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	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

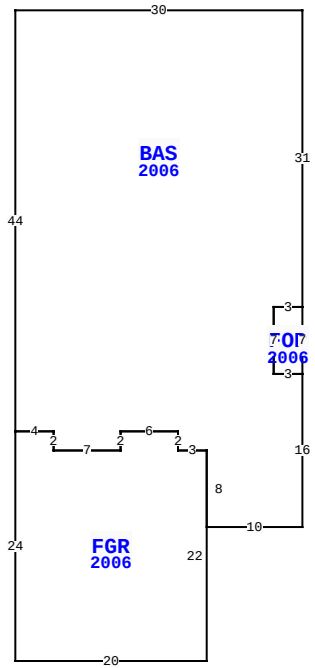
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100	2006	1,419	148,792
FGR	460	55	2006	253	26,529
FOP	21	30	2006	6	629
TOTALS	1,900			1,678	175,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	114.6600	114.66	192,399	2006	2006	0	0	0	8.55	91.45

1 SINGLE FAM – 100% - 2020 Heated Area: 1419 HX Base Yr 2020



96338 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		175,949
TOTAL MARKET OB/XF VALUE		4,864
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		245,813
SOH/AGL Deduction		78,975
ASSESSED VALUE		166,838
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		66,116
TOTAL JUST VALUE		245,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105366	ROOF	14,000	04/28/2021
C18533	CO ISSUED	0	10/01/2006
B18533	NEW CONSTR	0	10/01/2006
M12146	MECH OTHER	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/0367	12/05/2019	WD	Q	I	01	185,000
GRANTOR: CAPULE ERNESTO I & EL						
GRANTEE: SABATIER HELENE						
1767/0520	11/23/2011	WD	U	I	11	110,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CAPULE ELVINE J & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N16 FOP=[YR=2006] N7W3S7E3$ W3N7E3N31W30S44
FGR=[YR=2006] S24E20 N22W3 N2 W6 S2 W7 N2 W4$ E4 S2 E7 N2 E6
S2 E3 S8 E10$.

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	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	2006	2006	3	86	805	
3	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	86	3,220	

LAND DESCRIPTION

TOTAL OB/XF 4,864

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