LOT 315
IN OR 2119/887
HERON ISLES #2 PB 7/218

GARRETT QUANISHA
96332 STARFISH DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0315-0000

BUILDING CHARACTERISTICS

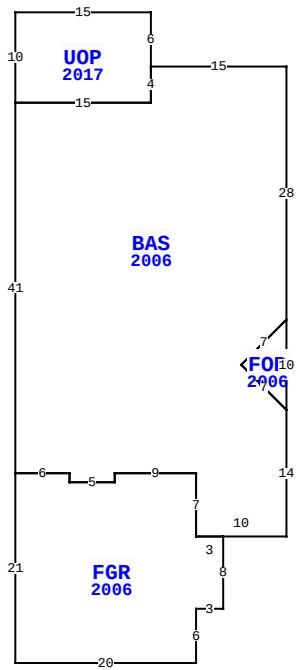
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,340	100	2006	1,340	142,743
FGR	439	55	2006	241	25,672
FOP	25	30	2006	8	852
UOP	150	20	2017	30	3,196
TOTALS	1,954			1,619	172,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	117.0603	117.06	189,520	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1340 HX Base Yr 2019



96332 STARFISH DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		172,463
TOTAL MARKET OB/XF VALUE		4,864
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		242,327
SOH/AGL Deduction		84,851
ASSESSED VALUE		157,476
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,754
TOTAL JUST VALUE		242,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18529	CO ISSUED	0	10/01/2006
B18529	NEW CONSTR	0	10/01/2006
E18242	NEW CONSTR	2,000	10/01/2006
M12171	H/AC	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2119/0887	5/02/2017	SW	U	I	18	123,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: GARRETT QUANISHA						
2035/1106	1/26/2016	SW	U	I	11	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N14 FOP=[YR=2006] N10 L5 D5 D5 R5 $ U5 L5 U5 R5 N28 W15 UOP=[YR=2017] N6 W15 S10 E15 N4$ S4 W15 S41 FGR=[YR=2006] S21 E20 N6 E3 N8W3N7W9S1W5N1W6$E6S1E5N1E9 S7 E10$.

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	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	86	3,220	
3	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	2006	2006	3	86	805	

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