LOT 321
IN OR 1833/1038
HERON ISLES #2 PB 7/218

LEWIS KIMBERLY & RICHARD
96355 STARFISH DR
YULEE, FL 32097

2025

37-3N-28-0740-0321-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

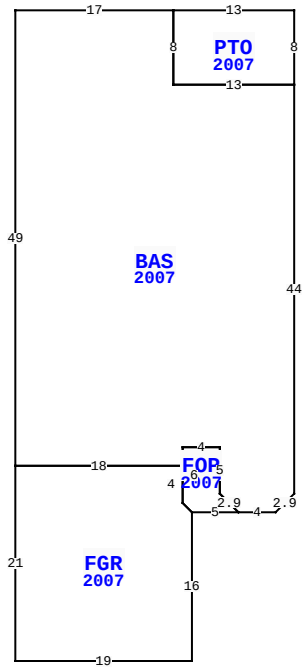
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,394	100	2007	1,394	149,717
FGR	395	55	2007	217	23,306
FOP	30	30	2007	9	967
PTO	104	5	2007	5	537
TOTALS	1,923			1,625	174,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,625	116.7390	116.74	189,702	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1394 HX Base Yr 2014



96355 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		174,526
TOTAL MARKET OB/XF VALUE		5,621
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		245,147
SOH/AGL Deduction		116,808
ASSESSED VALUE		128,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,617
TOTAL JUST VALUE		245,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632797	WINDOWS	7,199	08/01/2016
C19425	CO ISSUED	0	02/01/2007
E18799	NEW CONSTR	2,000	02/01/2007
M12723	H/AC	0	02/01/2007
R10071	REPAIR/RRF	5,000	02/01/2007
B19425	NEW CONSTR	127,000	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1833/1038	1/04/2013	WD	U	I	12	83,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: LEWIS KIMBERLY & RI						
1807/0792	2/18/2011	WD	U	I	12	100
GRANTOR: U S BANK N A						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W13 BAS=[YR=2007] W17 S49 FGR=[YR=2007] S21 E19 N16 FOP=[YR=2007] E5 U2 L2 N5W4S6 D1 R1 $ L1 U1 N4W18 $E18N2E4S5 D2 R2 E4 U2 R2 N44 W13N8$S8E13N8$.

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	24	4	96.00	SF	6.50	6.50	100	2007	2007	3	87	543	
2	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2007	2007	3	87	3,619	
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2010	2010	3	76	1,459	

LAND DESCRIPTION

TOTAL OB/XF 5,621

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