



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1,473	100	2007	1,473	155,298
FGR	372	55	2007	205	21,613
FOP	29	30	2007	9	949
USP	180	30	2017	54	5,694
TOTALS	2,054			1,741	183,553

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	42	15	630.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	
3	0479	VF PICKET	0	0	0	0	30.00	LF	10.00	10.00	
4	0476	VF 6 SBPL	0	0	0	0	70.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,741	114.6600	114.66	199,623	2007	2007	0	0	0	8.05	91.95	
1 SINGLE FAM - 0% - 2024													
Heated Area: 1473													
HX Base Yr													
96473 STARFISH DR, YULEE													

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		183,553	
TOTAL MARKET OB/XF VALUE		5,832	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		254,385	
SOH/AGL Deduction		0	
ASSESSED VALUE		254,385	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		254,385	
TOTAL JUST VALUE		254,385	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19345	NEW CONSTR	2,000	06/01/2007
M12958	H/AC	0	05/01/2007
C19771	C0 ISSUED	133,122	04/01/2007
B19771	NEW CONSTR	133,122	04/01/2007
P12311	NEW CONSTR	0	04/01/2007
R10281	REPAIR/RRF	3,000	04/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2770/1984	2/27/2025	LE U	I	11		100	
GRANTOR: THUEMLING THOMAS G							
GRANTEE: THUEMLING GEORGE W							
2628/1419	3/31/2023	WD Q	I	01		305,000	
GRANTOR: HICKS FREDERICK & RUB							
GRANTEE: THUEMLING THOMAS G							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2017] W15S10 BAS=[YR=2007] W15 S52 E6 FOP=[YR=2007] S4E5N3 U2 R2 U2 L2 L3 D3 W2\$ E2 U3 R3 D2 R2 FGR=[YR=2007] D2 L2 S16 E19 N20 W15 L2 D2 \$ U2 R2 E15 N47 W15N2\$S2 E15N12\$.											