

YANG YAN/ZHENG RI GUAN
1471 STARBOARD CT
FLEMING ISLAND, FL 32003

32-2N-25-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

Roof Cover03

Interior Wall Drywall10005

Interior Floor Carpet8014

Interior Floor Clay Tile2011

Air Condition Central10003

Heating Type Air Ducted10004

Bedrooms31003

Bathrooms Bathrooms Frame31003

Stories Units1.1000

BUD8 Adjustme Dist1D10006

OccupancyNone10000

Quality04

DOR CODE0100

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

TOTALS2,3372,227193,584

CONSTRUCTION

FACE BRICK100

GABLE/HIP100

COMP SHNGL100

DRYWALL100

CARPET80

CLAY TILE20

CENTRAL100

AIR DUCTED100

WOOD FRAME100

1.1000

DIST 1D100

NONE100

Quality Level04

SINGLE FAMILY

08

8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,53710019931,537133,605

BAS660100201166057,371

FOP203019936522

UOP120201994242,086

EXTRA FEATURES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,227115.8654121.66270,937198419840028.5571.45

1 SINGLE FAM0%-2024Heated Area: 2197HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/07/2026MLU

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE193,584

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET47,000

TOTAL MARKET VALUE240,584

SOH/AGL Deduction0

ASSESSED VALUE240,584

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE240,584

TOTAL JUST VALUE240,584

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE226,036

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2663/4488/18/2023WDQI01243,000

GRANTOR:TANNER CHELSEA T & CH

GRANTEE:YANG YAN

2478/10617/07/2021WDQI01186,000

GRANTOR:CARTER SARA

GRANTEE:TANNER CHELSEA T &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 BAS=[YR=1993] W13 UOP=[YR=1994] N10 W12 S10 E12\$ W34 S33 E31 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E2 D1 R1 E5 U1 R1 E2 N33\$ S33 E20 N33\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT UNIT TYPEUNIT PRICEADJ UNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00007OR0.000.000.94AC1.001.001.0050,000.0050,000.0047,000

REVIEW DATE01/06/2023BYKWA

Total Acres: 0.94Total Land Value: 47,000Market: 0Agricultural: 0Common: 47,000PRINTED 07/09/2026 BY SYS