LOT 108
HERON ISLES PHASE 1 REPLAT
PB 7/152

EDWARDS AARON ALEXANDER
96521 STARFISH DR
YULEE, FL 32097

2026

37-3N-28-0740-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	03	Quality Level 03

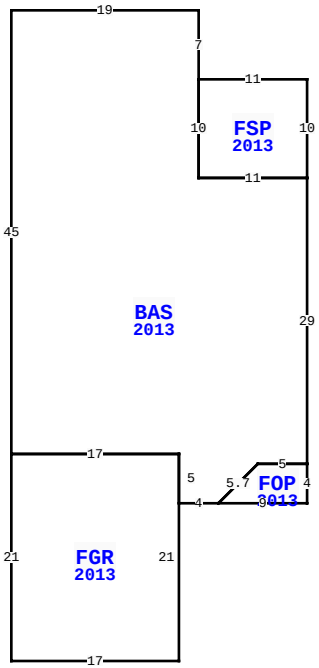
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2013	1,200	146,003
FGR	357	55	2013	196	23,847
FOP	28	30	2013	8	973
FSP	110	40	2013	44	5,353
TOTALS	1,695			1,448	176,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	122.6160	128.75	186,430	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2024 Heated Area: 1200 HX Base Yr 2024



96521 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		176,176
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		241,176
SOH/AGL Deduction		0
ASSESSED VALUE		241,176
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		184,765
TOTAL JUST VALUE		241,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226704	CO ISSUED	0	04/01/2013
M1317893	H/AC	0	01/01/2013
B1226704	NEW CONSTR	143,196	12/01/2012
P1216285	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1393	6/12/2023	WD	Q	I	01	285,000
GRANTOR: KARLIK KRISTEN						
GRANTEE: EDWARDS AARON ALEXA						
2295/0581	7/31/2019	WD	Q	I	01	164,500
GRANTOR: JOWERS KIMBERLY S						
GRANTEE: KARLIK KRISTEN						

BUILDING NOTES

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

BUILDING DIMENSIONS

FSP=[YR=2013] W11 BAS=[YR=2013] N7 W19 S45 FGR=[YR=2013] S21 E17 N21 W17 $ E17 S5 E4 FOP=[YR=2013] E9 N4 W5 D4 L4 $ U4 R4 E5 N29 W11 N10 $ S10 E11 N10 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS