LOT 110
IN OR 1515/740
HERON ISLES PHASE 1 REPLAT

KNIPPENBERG PAMELA
96506 STARFISH DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0110-0000

BUILDING CHARACTERISTICS

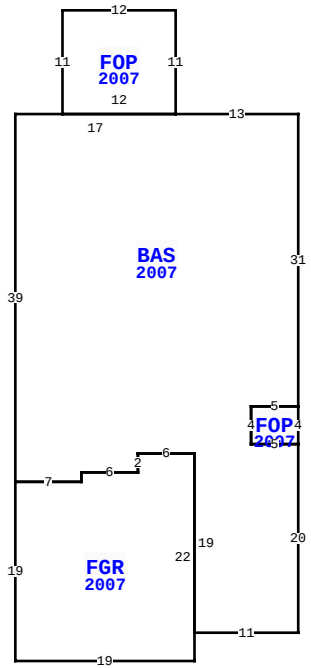
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,302	100	2007	1,302	139,075
FGR	385	55	2007	212	22,645
FOP	20	30	2007	6	641
FOP	132	30	2007	40	4,273
TOTALS	1,839			1,560	166,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	111.1800	116.74	182,114	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2008 Heated Area: 1302 HX Base Yr 2008



96506 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		166,634
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		231,634
SOH/AGL Deduction		110,012
ASSESSED VALUE		121,622
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,211
TOTAL JUST VALUE		231,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19424	CO ISSUED	0	02/01/2007
E18798	NEW CONSTR	2,000	02/01/2007
M12722	H/AC	0	02/01/2007
R10069	REPAIR/RRF	5,000	02/01/2007
B19424	NEW CONSTR	119,400	02/01/2007
P12123	NEW CONSTR	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/0740	7/27/2007	WD	Q	I		165,000
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: KNIPPENBERG PAMELA						
1407/0261	4/26/2006	WD	U	V	19	1,920,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WATSON CUSTOM HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 FOP=[YR=2007] N11 W12 S11 E12$ W17 S39
FGR=[YR=2007] S19 E19N22W6S2W6S1W7$ E7N1E6N2E6 S19 E11 N20
FOP=[YR=2007] N4W5S4E5$ W5N4E5N31$.

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

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	000134	C	RES POND	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