LOT 111
HERON ISLES PHASE 1 REPLAT
PB 7/152

MCTERNAN KATHLEEN
96512 STARFISH DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

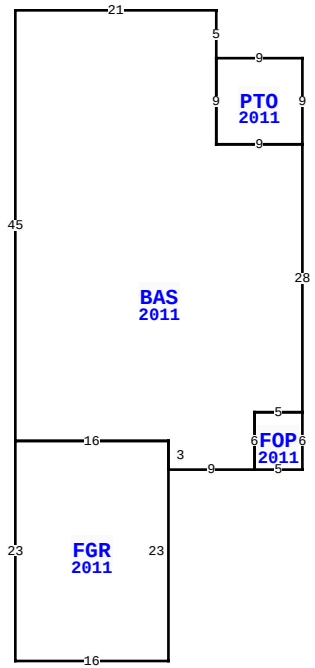
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	2011	1,236	137,385
FGR	368	55	2011	202	22,453
FOP	30	30	2011	9	1,000
PTO	81	5	2011	4	445
TOTALS	1,715			1,451	161,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	113.2200	118.88	172,495	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM 100% - 2023 Heated Area: 1236 HX Base Yr 2023



96512 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		161,283
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		226,283
SOH/AGL Deduction		0
ASSESSED VALUE		226,283
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,872
TOTAL JUST VALUE		226,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124978	CO ISSUED	0	11/03/2011
E23780	NEW CONSTR	0	09/01/2011
E23661	NEW CONSTR	0	08/01/2011
M16479	H/AC	0	08/01/2011
P14908	NEW CONSTR	0	08/01/2011
B24978	NEW CONSTR	142,535	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0645	6/16/2022	WD	Q	I	01	289,000
GRANTOR: NJK PROPERTIES INC						
GRANTEE: MCTERNAN KATHLEEN						
1747/1557	7/15/2011	WD	U	V	30	15,000
GRANTOR: BWC LAND LLC						
GRANTEE: NJK PROPERTIES INC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W9 BAS=[YR=2011] N5 W21 S45 FGR=[YR=2011] S23 E16 N23 W16 $ E16 S3 E9 FOP=[YR=2011] E5 N6 W5 S6 $ N6 E5 N28 W9 N9 $ S9 E9 N9 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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