LOT 113
HERON ISLES PHASE 1 REPLAT
PB 7/152

REINHARDT ROBERT DOUGLAS JR
96524 STARFISH DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0113-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

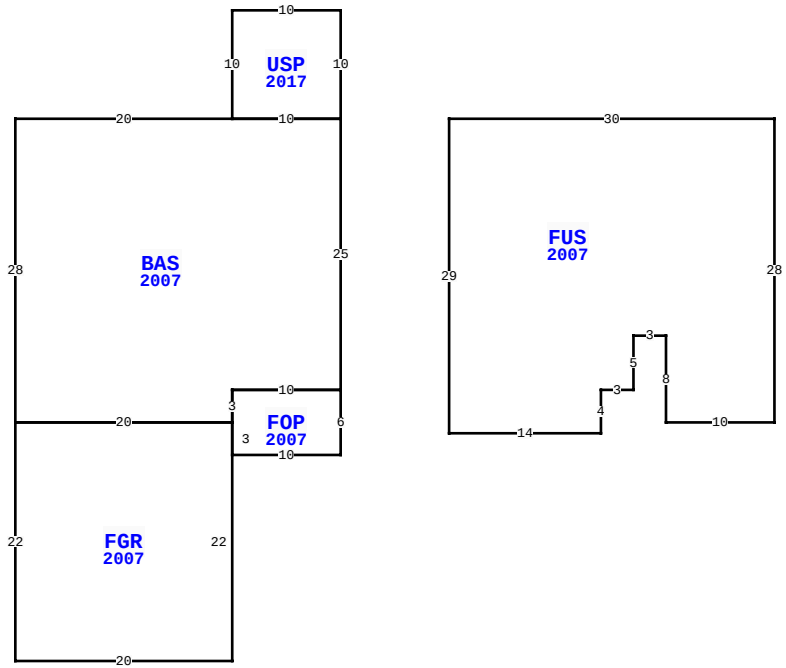
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	2007	810	84,269
FGR	440	55	2007	242	25,176
FOP	60	30	2007	18	1,873
FUS	821	100	2007	821	85,413
USP	100	30	2017	30	3,121
TOTALS	2,231			1,921	199,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	108.2900	113.70	218,418	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2018 Heated Area: 1631 HX Base Yr 2018



96524 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		199,852
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		264,852
SOH/AGL Deduction		113,504
ASSESSED VALUE		151,348
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,937
TOTAL JUST VALUE		264,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001820	ROOF	11,000	02/02/2022
M12443	H/AC	0	02/01/2007
C19299	CO ISSUED	0	01/01/2007
E18669	NEW CONSTR	2,000	01/01/2007
R10009	REPAIR/RRF	5,000	01/01/2007
B19299	NEW CONSTR	147,378	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2873/1220	5/21/2026	QC	U	I	11	100
GRANTOR: STILLMAN BRITTANY ELI						
GRANTEE: REINHARDT ROBERT DO						
2540/0567	2/11/2022	QC	U	I	11	100
GRANTOR: REINHARDT ROBERT						
GRANTEE: REINHARDT ROBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] W10 S10 BAS=[YR=2007] W20 S28 FGR=[YR=2007] S22 E20 N22 W20$ E20 FOP=[YR=2007] S3E10N6W10S3$N3E10 N25W10$E10N10$ PTR=S10E10 FUS=[YR=2007] S29 E14 N4E3N5E3 S8 E10N28W30$ W10N10$.

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	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