

LOT 114
IN OR 1899/385
HERON ISLES PHASE 1 REPLAT

MANGANARO MARIO P II
96534 STARFISH DR
YULEE, FL 32097

2026

37-3N-28-0740-0114-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	11	CLAY TILE 40			
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	1,337	100	2013	1,337	157,751
FGR	381	55	2013	210	24,777
FOP	46	30	2013	14	1,652
PTO	132	5	2013	7	826
TOTALS	1,896			1,568	185,006

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,568	119.5440	125.52	196,815	2013	2013	0	0	6.00	94.00

1 SINGLE FAM 100% - 2015

Heated Area: 1337

HX Base Yr 2015

The floor plan diagram shows a large rectangular area labeled 'BAS 2013' with dimensions 21 by 43. A smaller rectangular area labeled 'FOP 2013' is attached to the left side with dimensions 8 by 4. A third rectangular area labeled 'FGR 2013' is attached to the bottom side with dimensions 12 by 23. Various other dimensions are provided for the perimeter and internal segments, such as 12, 11, 8, 3, 7, 11, 8, 18, 21, 30, 8, 4, 2, 3, 12, 18, 23, 7, 3, 11, 8, 12, 21, 30, 8, 4, 2, 3, 12, 18