LOT 291
HERON ISLES #2 PB 7/218

WATSON EVELYN MARIE L/E/
96498 STARFISH DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0291-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

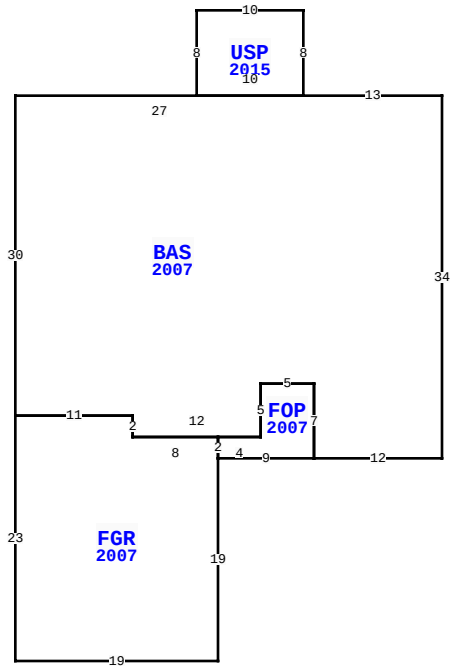
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,257	100	2007	1,257	134,269
FGR	421	55	2007	232	24,782
FOP	43	30	2007	13	1,389
USP	80	30	2015	24	2,564
TOTALS	1,801			1,526	163,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	111.1800	116.74	178,145	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2011 Heated Area: 1257 HX Base Yr 2011



96498 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		163,003
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		228,003
SOH/AGL Deduction		104,531
ASSESSED VALUE		123,472
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,061
TOTAL JUST VALUE		228,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530595	SCRN ENCL	2,080	06/01/2015
C20625	CO ISSUED	0	10/01/2007
E20182	NEW CONSTR	2,000	10/01/2007
R10771	REPAIR/RRF	12,000	10/01/2007
M13387	H/AC	0	10/01/2007
P12778	NEW CONSTR	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/493	3/24/2025	LE	U	I	11	100
GRANTOR: WATSON EVELYN MARIE						
GRANTEE: HOPE CAROL SUSAN						
1702/1532	10/01/2010	WD	U	I	11	103,000
GRANTOR: REDUS FLORIDA HOUSING						
GRANTEE: WATSON EVELYN MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 USP=[YR=2015] N8W10S8E10 $W27S30
FGR=[YR=2007] S23 E19N19 FOP=[YR=2007] E9N7W5S5W4S2$N2W8N2W11
$E11S2E12N5E5S7E12N34$.

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	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