LOT 298
IN OR 1475/1743
HERON ISLES #2 PB 7/218

PETTINGILL CATHY
96450 STARFISH DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0298-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

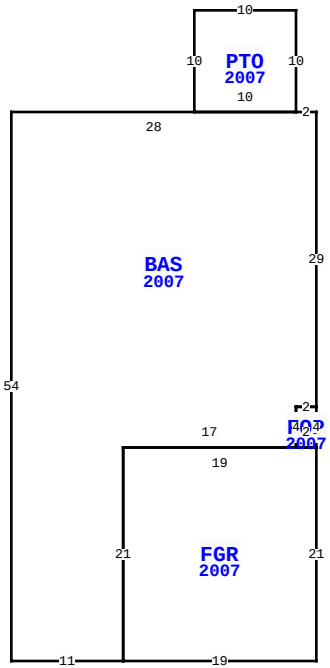
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,213	100	2007	1,213	131,753
FGR	399	55	2007	219	23,787
FOP	8	30	2007	2	217
PTO	100	5	2007	5	543
TOTALS	1,720			1,439	156,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	113.6720	119.36	171,759	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 0 Heated Area: 1213 HX Base Yr



96450 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	156,301
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	221,301
SOH/AGL Deduction	0
ASSESSED VALUE	221,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,301
TOTAL JUST VALUE	221,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18455	NEW CONSTR	2,000	12/01/2006
M12303	H/AC	0	12/01/2006
C18841	CO ISSUED	0	11/01/2006
B18841	NEW CONSTR	114,114	11/01/2006
P11737	NEW CONSTR	0	11/01/2006
R09905	REPAIR/RRF	3,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/1743	2/01/2007	WD	Q	I		161,500
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: PETTINGILL CATHY						
1461/0896	11/27/2006	WD	U	V	19	138,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 PTO=[YR=2007] N10W10S10 E10$ W28 S54E11 FGR=[YR=2007] E19 N21 W19 S21$ N21E17 FOP=[YR=2007] E2 N4 W2 S4$ N4 E2 N29$.

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	0		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