LOT 299
HERON ISLES #2 PB 7/218

ANDERSON ELSIE
96444 STARFISH DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0299-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

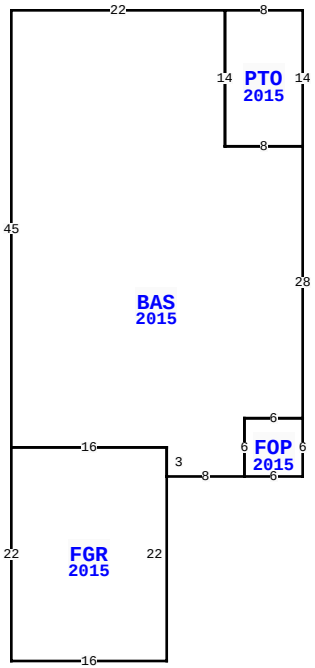
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,244	100	2015	1,244	138,690
FGR	352	55	2015	194	21,629
FOP	36	30	2015	11	1,226
PTO	112	5	2015	6	669
TOTALS	1,744			1,455	162,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,455	111.1800	116.74	169,857	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2026 Heated Area: 1244 HX Base Yr 2026



96444 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		162,213
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		227,213
SOH/AGL Deduction		0
ASSESSED VALUE		227,213
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,802
TOTAL JUST VALUE		227,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530396	CO ISSUED	0	03/07/2016
B1530396	NEW CONSTR	155,970	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/1553	7/08/2020	WD	Q	I	01	175,000
GRANTOR: HOLMES PATRICIA A & J						
GRANTEE: ANDERSON ELSIE						
2042/1597	4/27/2016	WD	Q	I	01	122,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HOLMES PATRICIA A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=-8,-4] W22 S45 E16 S3 E8 N6 E6 N28 W8 N14 $
FGR=[YR=2015;ORIG=-30,41] S22 E16 N22 W16 $
PTO=[YR=2015;ORIG=0,-4] W8 S14 E8 N14 $
FOP=[YR=2015;ORIG=-6,44] E6 N6 W6 S6 $
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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