LOT 300
HERON ISLES #2 PB 7/218

AH4R PROPERTIES TWO LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

37-3N-28-0740-0300-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

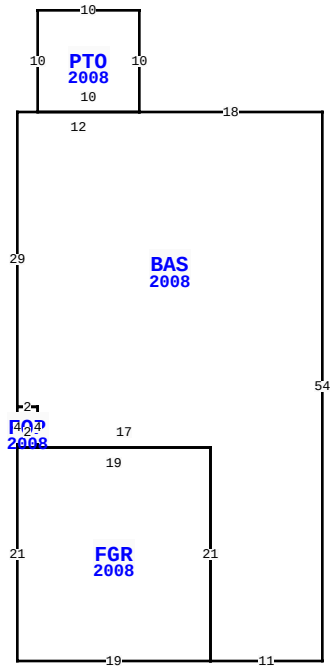
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	2008	1,213	134,050
FGR	399	55	2008	219	24,202
FOP	8	30	2008	2	221
PTO	100	5	2008	5	553
TOTALS	1,720			1,439	159,025

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	114.4000	120.12	172,853	2008	2008	0	0	0	8.00	92.00

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



96436 STARFISH DR, YULEE

BLD DATE	02/10/2009	RK	LGL DATE		
XF DATE	02/10/2009	RK	LAND DATE	05/13/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	159,025
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	224,025
SOH/AGL Deduction	0
ASSESSED VALUE	224,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,025
TOTAL JUST VALUE	224,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21591	CO ISSUED	0	07/01/2008
B21591	NEW CONSTR	114,114	07/01/2008
E20984	ELEC OTHER	2,000	07/01/2008
M13999	MECH OTHER	0	07/01/2008
R11365	REPAIR/RRF	3,000	07/01/2008
P13309	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0643	3/28/2019	WD	Q	I	01	168,000
GRANTOR: 315 REAL ESTATE CAPIT						
GRANTEE: AH4R PROPERTIES TWO						
2253/0035	2/04/2019	CT	U	I	18	124,700
GRANTOR: CLERK OF COURT						
GRANTEE: 315 REAL ESTATE CAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 PTO=[YR=2008] N10 W10 S10 E10 $ W12 S29 FOP=[YR=2008] S4 FGR=[YR=2008] S21 E19 N21 W19 $ E2 N4 W2 $ E2 S4 E17 S21 E11 N54 $.

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