LOT 308
HERON ISLES #2 PB 7/218

PHILLIPS PAUL B SR/MORENO ANNA M
96382 STARFISH DR
YULEE, FL 32097

2026

37-3N-28-0740-0308-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

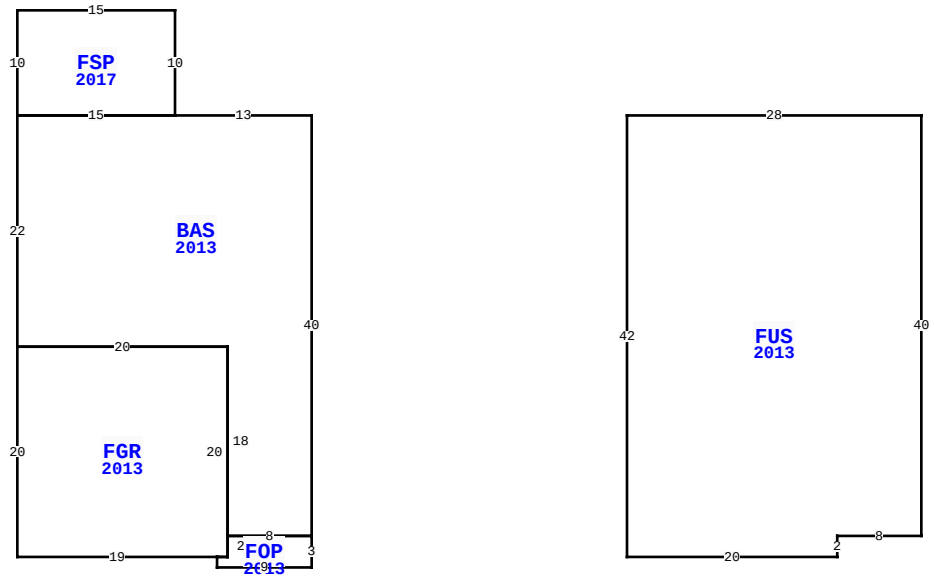
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	760	100	2013	760	85,349
FGR	400	55	2013	220	24,706
FOP	25	30	2013	8	899
FSP	150	40	2017	60	6,738
FUS	1,160	100	2013	1,160	130,270
TOTALS	2,495			2,208	247,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	113.7780	119.47	263,790	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1920 HX Base Yr 2020



96382 STARFISH DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	247,963
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	312,963
SOH/AGL Deduction	91,580
ASSESSED VALUE	221,383
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	169,972
TOTAL JUST VALUE	312,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217724	H/AC	0	11/01/2012
B26439	NEW CONSTR	222,676	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/0600	6/14/2019	WD	Q	I	01	229,900
GRANTOR: VASQUEZ GERARDO O & J						
GRANTEE: PHILLIPS PAUL B SR						
2017/0873	12/04/2015	WD	Q	I	01	189,500
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: VASQUEZ GERARDO O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W13 FSP=[YR=2017] N10 W15 S10 E15 $ W15 S22 FGR=[YR=2013] S20 E19 FOP=[YR=2013] S1 E9 N3 W8 S2 W1 $ E1 N20 W20 $ E20 S18 E8 N40 PTR= E30 FUS=[YR=2013] E28 S40 W8 S2 W20 N42 $ W30 $.

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	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