

LOT 310
IN OR 2170/1928
HERON ISLES #2 PB 7/218

SCHLESSINGER DANA E
96368 STARFISH DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0310-0000



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	1,302	100	2007	1,302	140,351
FGR	385	55	2007	212	22,853
FOP	20	30	2007	6	647
PTO	110	5	2007	6	647
TOTALS	1,817			1,526	164,497

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

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	112.2000	117.81	179,778	2007	2007	0	0	0	8.50	91.50	
1 SINGLE FAM 100% - 2019 Heated Area: 1302 HX Base Yr 2019													
96368 STARFISH DR, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/13/2025 MLU													

TOTAL OB/XF													
3,115													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		164,497	
TOTAL MARKET OB/XF VALUE		3,115	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		232,612	
SOH/AGL Deduction		73,948	
ASSESSED VALUE		158,664	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		107,253	
TOTAL JUST VALUE		232,612	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,174	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19204	NEW CONSTR	2,000	05/01/2007
M12913	H/AC	0	05/01/2007
C19725	CO ISSUED	0	04/01/2007
B19725	NEW CONSTR	119,262	04/01/2007
P12306	NEW CONSTR	0	04/01/2007
R10258	REPAIR/RRF	5,000	04/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2170/1928	1/12/2018	WD	Q	I	01
GRANTOR: SHARP THOMAS A & VIVI					
GRANTEE: SCHLESSINGER DANA E					
1514/0110	7/20/2007	WD	U	I	07
GRANTOR: WATSON CUSTOM HOME BU					
GRANTEE: SHARP THOMAS A & VI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14 PT0=[YR=2007] N10W11S10 E11SW16 S39									
FGR=[YR=2007] S19E19 N22 W6S2 W6S1 W7\$ E7N1E6N2E6S19E11 N20									
FOP=[YR=2007] N4W5S4E5\$ W5N4E5 N31\$.									