LOT 313
IN OR 1627/845
HERON ISLES #2 PB 7/218

VALITSKY DAVID A & JANE L
96346 STARFISH DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0313-0000

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

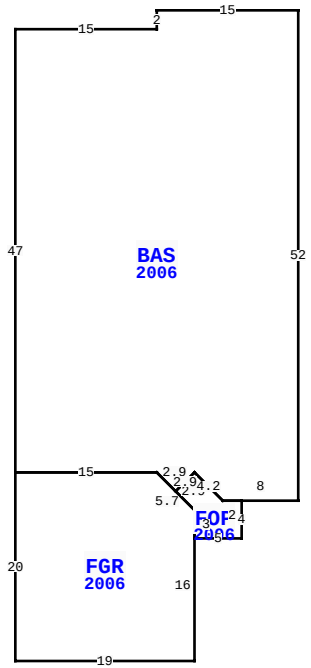
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100	2006	1,473	151,178
FGR	372	55	2006	205	21,040
FOP	29	30	2006	9	923
TOTALS	1,874			1,687	173,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,687	108.3000	113.72	191,846	2006	2006	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2010 Heated Area: 1473 HX Base Yr 2010



96346 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		173,141
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		238,141
SOH/AGL Deduction		112,515
ASSESSED VALUE		125,626
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,215
TOTAL JUST VALUE		238,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B181511	REMODEL	0	03/30/2018
C18531	CO ISSUED	0	10/01/2006
B18531	NEW CONSTR	0	10/01/2006
E18139	NEW CONSTR	2,000	10/01/2006
M12122	H/AC	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1627/0845	5/27/2009	WD	U	I	12	113,500
GRANTOR: THE CIT GROUP/CONSUME						
GRANTEE: VALITSKY DAVID A &						
1614/0781	12/09/2008	WD	Q	I	05	171,300
GRANTOR: LUCAS CHARLES A JR						
GRANTEE: THE CIT GROUP/CONSU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N52 W15 S2 W15 S47 FGR=[YR=2006] S20 E19 N16 U4 L4 W15$ E15 D2 R2 FOP=[YR=2006] D2 R2 S3 E5 N4 W2 U3 L3 D2 L2 $ U2 R2 D3 R3 E8$.

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	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